

PEP Highlights

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YOUR NAME ... YOUR LEGACY

Make Affordable housing Your Legacy Through a Naming Donation at Kellgren Senior Apartments.

Located at 855 Wood Sorrel Drive, Petaluma adjacent to North McDowell Blvd., our newest community is on schedule to be completed by April 2014 and will provide homes for 50 anxious low-income seniors. As with our other newer properties, we are using the latest in "green" building techniques, energy-efficient systems and universal design components (*see page 2*).



PEP Housing is struggling to provide desperately needed housing for those on our rapidly growing wait list. You can help us and leave a legacy of your commitment to serving deserving seniors by taking advantage of a naming opportunity at Kellgren. Not only will our residents and their guests take notice of the plaque honoring your support for years to come, but we also plan to hold an extended opening so that more members of the public can have an opportunity to see the newest addition to our roster of quality senior communities.

- **Bike Racks — \$500** (4)
- **Bench — \$1,500** (7)
- **Garden Planter Box — \$500** (9)
- **Courtyard — 5,000**
- **NuStep Exercise Bike — \$500**
- **Community Room — \$10,000**
- **Exercise Kiosk — \$1,000**
- **Buildings — \$20,000** (3)

For more information about making a naming donation at Kellgren Senior Apartments, call **(707) 762-2336** or visit our website at **www.pephousing.org**.



Mary Stompe Honored

PEP Housing Executive Director Mary Stompe was honored on July 10th as one of sixteen North Bay women being recognized for their leadership skills. The North Bay Business Journal's 13th annual **Women in Business: Leaders, Innovators, Visionaries** recognition event selected the honorees from nearly 50 nominations. The awards and event were underwritten by Wells Fargo Bank who also placed photos of the award recipients in its ATM network.

Celebrating 35 Years



PEP Housing Executive Staff

Mary Stompe
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Sibyl Lister
Finance Director
Dominic Roybal
Property Management & Compliance Director
Jim Langford
Housing Development & Operations Director

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It Takes A Village

Gary "Buz" Hermes, *Marketing Coordinator*

PEP Housing continues to do an outstanding job of developing and maintaining apartments for limited income seniors that are energy-efficient, comfortable, safe and affordable, but it takes more than bricks and mortar to make a home. The real building blocks are caring people. We like to say that at PEP Housing we practice "interdependence!"

Our residents benefit from community involvement. Ever since our founding 35 years ago when local clergy and citizens recognized the desperate need to house our vulnerable elders, we have been blessed by the loyal commitment of hundreds of compassionate and talented people who have given of their time and resources to ensure that this growing need continues to be met in spite of competing priorities and budget challenges.

In addition to a highly involved and dedicated Board of Directors with its numerous active sub-committees and

an Advisory Council representing a diversity of professions, we rely on the involvement of community volunteers to help us meet our residents' needs and to assist us with special projects. Students in the "Human Interaction" class at Casa Grande High School in Petaluma are fulfilling their community service requirement by helping residents with computer and other electronic challenges, hanging pictures, moving furniture, or just making home visits and sharing life experiences. Master Gardeners are providing

consultation to our residents in making the best use of their personal garden beds for growing vegetables while several vendors from the Farmers Markets are making weekly donations of fresh eggs and produce. Emergency preparedness volunteers are guiding our residents on what they need to survive a disaster; and local banks are providing our residents with presentations on how they can protect themselves against financial elder abuse and fraud.

Continued on Page 6



Ecology Intern Helps PEP

PEP has enjoyed having Andre Rojas with us as a Sonoma County Youth Ecology Corps summer intern. Andre developed a variety of new skills and gained work experience as he assisted our Maintenance Department with such important tasks as exterior power washing, preparing vacant apartments for new residents, landscape enhancement, and installing garden drip systems. ▲

*Design: Hansen-Kemp Design
www.gohkdesign.com*

Newsletter printed on recycled paper with soy based inks.

Executive Director's Message

Building Bridges



With the grand opening of the Bay Bridge, I can't help to compare it to our Oroville project. Despite the challenges of building the bridge, the finished product is simply stunning. A solid earthquake-worthy bridge carrying thousands of people to work and home is the result of many long years of planning and construction.

As we start construction on our Orange Tree Senior Apartments, I reflect back on the journey to get to today. With the end goal always in mind to build beautiful affordable housing for seniors living in and around Oroville, we had our share of challenges throughout the process. Some days it seemed as though the challenges were insurmountable but the next day we would get a call from a senior asking when the doors were opening. Those calls and the seniors we met along the way were our inspiration for moving forward.

We are grateful to so many people that helped us along the way simply because they believed that every senior should have a place to call home. A lot full of dirt may seem like just that to a passerby but we see homes for seniors that have waited a very long time for this day to arrive.

Stay tuned as we welcome the latest group of seniors to our PEP family.

In gratitude,
Mary Stompe
Executive Director



Our Latest Developments



Kellgren Grand Opening — Spring 2014

Construction is progressing nicely on our new Kellgren Senior Apartments located at 855 Wood Sorrel Drive (off North McDowell) in Petaluma. The green-built complex will provide 50 affordable homes for limited-income seniors that will include universal design features, energy-saving appliances and Wi-Fi access. Residents will also have use of a community room with kitchen, a computer station, exercise equipment and community garden plots. Watch for the grand opening next Spring; you will have an opportunity to visit a model apartment that will feature multi-functional senior-friendly furnishings along with demonstrations of the latest in adaptive devices and technology that supports aging in place! ▲



Breaking Ground In Oroville!

Orange Tree Senior Apartments is our latest project to break ground and will also provide 50 units of affordable housing. In addition to all of the amenities provided in the Kellgren community, Orange Tree residents will also enjoy their very own orchard!

PEP Housing provides affordable housing for a range of low and very-low income levels and residents are allowed to have assets. We are currently accepting applications for Kellgren and Orange Tree and the waiting lists for our other properties are open. For more information, or to have an application mailed to you, check our website at www.pephousing.org or call the office at (707) 762-2336. ▲



pep rocked... we raised over \$65,000!

To honor our beginnings, we went retro! The theme "PEP Rocks" was a 70's flashback with some awesome tie-dye, groovy music, and a way cool party vibe. Not only was it a "rockin'" party, but thanks to the great turnout, some stiff competition on sought-after auction items, the generosity of our sponsors and a lot of assistance from some incredible volunteers, we raised over \$65,000 to continue our important mission. Thanks to everyone who participated. ▲



Thus, when Lori received her "save the date" announcement of PEP's 2013 gala she felt moved to call to see how she could help and was immediately enlisted to come up with decorations to capture the retro '70's theme. "I have always loved decorating for the holidays and special events so it was the perfect way for me to help," said Lori, "Since there was no money

☺ Lori Doherty Gives Back To PEP!

Lori's mother, Shirley Mesnard, had been a resident at our Caulfield Lane community for several years until her passing in 2010 and Lori had been impressed with PEP's supportive services, helpful staff and high property maintenance standards.

budgeted for decorating, I had to get creative! I enlisted the help of my sister and husband and using lots of cardboard and inexpensive materials, we were able to capture the icons of that period."

In addition to her incredible creativity and resourcefulness, Lori is also a Registered Nurse with 25 years experience working in a variety of hospitals, schools and treatment centers. As someone who loves working with people, her past community contributions have included serving as a volunteer coordinator and developing disaster preparedness plans. Lori is also part of an active service-oriented family: while working as a nurse, she and her husband, Tim, (a fire fighter who just graduated from law school after 32 years fighting fires!) also managed to raise three sons.

Thank you, Lori! We are so grateful for your enthusiastic support, and we are looking forward to continuing to tap your creativity for future projects! ▲

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PEP Residents Serve Their Community

We wish space permitted us to share with you all of the wonderful things PEP residents do for their community. The following three profiles are just a small sampling of the many skills and hours our residents contribute to enhance life for others!

Carol Russell has lived at our 575 Vallejo Street property for over 13 years. She has been a much appreciated volunteer for Hospice of Petaluma, working both in the office and in their thrift store, Sacks, for 20 years. In addition Carol is Vice President of Friends of the Petaluma Library, staffs the Library bookstore and somehow finds time to also serve on the board of the Vallejo Street Residents Association!

Teresa Fröschl has volunteered over the last 35 years for a variety of Petaluma agencies. After being raised in a Spanish-speaking home and struggling to learn English, Teresa became one of the first bi-lingual educators in Petaluma's public schools. She continues to love sharing her culture, often serving as a translator, mentoring individuals applying for citizenship and directing the installation of altars for Petaluma's popular "El Dia de los Muertos." When she is not painting, sculpting, or writing, Teresa can be found at the Petaluma Historical Library & Museum where she currently continues to volunteer as an Exhibits Director and Textiles Curator.



Carol St. Clare finished up a Masters Degree in Jungian Depth Psychology followed by several years graduate study in Art Therapy at age 65 in order to realize her passion of helping others appreciate the opportunities of the second half of life. In addition to being an activist for ensuring adequate affordable senior housing and services, Carol recently headed up a successful effort to transform an under-used community library room into a studio where residents from any PEP property can now find space to enjoy artwork or crafts. Carol generously provides many of the supplies and lots of encouragement! ▲



Free Store Volunteers

PEP Housing residents **Kathleen Monahan** and **Joan Fountain** fold and organize linens and clothing donated by Bed

Bath & Beyond and Athleta. These items are made available at no charge to PEP residents at the "PEP store" which is open one afternoon each month. (not pictured are team members Mary Ellen Higgins and Barbara Lawson.) ▲

Casa BBQ

Kim Arnew (of Chalet Florist), husband Russ and a crew of helpers hosted a sumptuous barbecue for the residents at our Casa Grande community. This is their third year of sponsoring this popular event! ▲



"Fan A Senior" Campaign Gets us through a heat wave!



Our urgent plea went out and you responded! Thanks to everyone who donated fans to help our residents survive a rare extended summer heat wave. While our apartments are equipped with ceiling fans, they are not air-conditioned as it is rarely needed in this area, so those portable fans provided many of our seniors with much needed cooling relief. ▲



PEP At The County Fair

PEP staff members were invited to monitor the crafts exhibit at the Sonoma County Fair and to have an information table. We were one of four groups that were able to participate and we enjoyed the opportunity of being able to get the word out to more seniors about our very affordable service-enriched communities. ▲

Residents Get Gardening Help

With the increasing cost of food and the growing emphasis on healthy diets and sustainability, many of our residents are expressing interest in raising their own vegetables while others want to enjoy growing their own flowers. PEP Housing is including raised planting beds in all of our newer communities, but the gardens in some of our older properties are in need of a makeover. We are so grateful to a couple of community groups who are responding to our residents' gardening needs.



Gardening Items Wishlist: If you have gardening items you would like to donate (pots, seeds, starter plants, small tools, etc.) you can call Erin at (707) 762-2336.



▲ Master Gardeners Steve Hart and Leslie Goodrich inspire our residents.

Volunteers Improve Garden Access



Our Mountain View community garden got a much needed makeover in August when members of the Petaluma Service Alliance (Rotary, Lions, and Kiwanis) arrived with shovels and rakes to make the garden beds more accessible to residents. The layout

of the beds was modified for easier access and finer gravel was added to the walking paths. The makeover inspired resident Susan White to discover a new passion. She has enrolled in a Community Garden Leadership class, obtained generous donations of seeds and plants, and her Mountain View neighbors now get to enjoy the garden's bounty and beauty. ▲

Master Gardeners Provide Guidance

Master Gardeners Steve Hart and Leslie Goodrich have been busy inspiring and advising residents at both our Mountain View and Lieb Senior Apartments on how to maximize the potential of their gardens. They have provided plot plans, composting tips, and suggestions for seasonal planting that will provide year-round harvest. The Master Gardeners are volunteers who have completed an extensive University of California training program, participate in continuing education opportunities, and contribute their expertise to the community in which they live. ▲

Haute Flash Entertains PEP Residents

The popular musical group "Haute Flash" performed Gypsy Jazz and American Swing favorites for our Vallejo Street residents and their guests. The event was arranged by the Vallejo Street Residents Association with donations accepted to benefit COTS, the local homeless shelter. ▲



DINE AND DONATE OPPORTUNITIES



You can support PEP Housing while enjoying a great local meal!

✂ **Thursday, October 10th ~ AQUUS CAFÉ** ~ 189 H St., Petaluma
Breakfast, Lunch, or Dinner: 20% donated to PEP if you present flyer
(Flyers available on PEP's website: www.pephousing.org or at the PEP office.)

✂ **Tuesday, November 12th ~ ROSSO PIZZERIA** ~ 151 Petaluma Blvd. So., Petaluma
Dinner: 10% of proceeds benefits PEP's Residents Community Garden Fund.
(No flyer needed.)

It Takes A Village • Continued from page 1

The success of our annual gala also depends on dozens of volunteers helping with everything from mailings to set-up and silent auction monitoring. In addition to committing to gala sponsorships and contributing auction items, local businesses continue to help us meet our budget shortfall with fundraising events. A couple of businesses are also contributing clothing and household items that our residents can select for their personal use.

We could not meet our residents' needs without partnering with many local agencies to ensure that they receive the support they need to continue living independently. Our service coordinators rely on dozens of outside resources for such crucial services as case management, in-home care, mental health support, surplus food, home-delivered meals, transportation to medical appointments, and discounts on phone and utility bills. PEP Housing also works collaboratively with homeless shelters that assist their older clients in making a successful transition into our independent living communities.

Giving back! Our residents serve each other and the greater community. As one resident so succinctly put it: "I do have needs, but I also need to be needed!" Part of the aging process is the desire to continue having a purpose and feeling productive. Many of our more mobile residents fulfill this need by volunteering with other community organizations. They mentor at-risk youth, knit colorful coverlets for newborns in low-income families and caps for children undergoing chemotherapy, assemble warm blankets for the homeless, deliver surplus food, participate on non-profit boards and committees, and thus continue being active contributors to the well-being of others. However there are also ways our residents can feel they are part of a "village" by being active right within their senior complexes.



PEP residents traveled to the state capitol in Sacramento in June to join other seniors in advocating for affordable senior housing.

Nearly twenty of our residents are involved in sorting the surplus food that is provided by Petaluma Bounty and transporting it to the individual properties. A dedicated team of residents spend several days each month sorting, labeling and packaging linens and clothing donated by Bed, Bath & Beyond and Athleta for PEP Housing's "free store."

In addition to serving individual residents, our service coordinators also devote attention to community building at each site. Residents are encouraged to take leadership positions and to share their skills and talents, to form resident associations and committees and to initiate community activities such as potlucks, birthday parties, and movie nights.

The Vallejo Street Residents Association schedules regular events including an annual crafts fair.

Perhaps most important of all, residents provide informal support to each other in times of need, retrieving mail and providing home-cooked meals to residents recovering from surgery, giving rides for shopping and medical appointments to those without cars, and providing moral support to each other during challenging times. With supportive "interdependent" relationships, our senior housing communities feel more like home. ▲

Our residents serve each other and the greater community. As one resident so succinctly put it: "I do have needs, but I also need to be needed!"



VILLAGE NETWORK OF PETALUMA

PEP Housing is pleased to support the launch of the Village Network of Petaluma as it begins to implement a local version of an innovative model designed to help seniors age in place that is springing up in hundreds of communities throughout the nation. It is a membership program that allows older adults to access volunteer help and vetted service providers with a single phone call. We are excited that PEP residents will be able to have an opportunity to be part of the local Village Network. For more information you can visit www.villagenetworkpetaluma.org or call Anne Greenblatt at (707) 776-6055.

NEW FACES AT PEP

Kerrily Beaton, Property & Compliance Coordinator



Kerrily brings to PEP Housing nearly a decade of experience in this important area. PEP Housing is proud of its reputation of setting high standards for maintenance and management of its properties and for getting consistently high marks from investors and government agencies on inspections and audits. In spite of the sometimes stressful and demanding duties of her position, Kerrily manages to carry out her responsibilities with a warm personality and calm demeanor. ▲

Erika Esler, Administrative Assistant



We're delighted to have Erika back after an extended leave! After several years working with a Marin real estate firm, Erika joined the PEP staff in 2005 and fulfilled a variety of vital positions for us for the next two years. Happily she was able to rejoin us in April. Erika's previous work experience, her familiarity with PEP's mission and her cheerful outgoing nature is a winning combination for this key position! ▲

PEP MISSION STATEMENT REVISED

PEP's Board of Directors recently revised the organization's mission statement to reflect current terminology and PEP's innovative approach to meeting the housing needs of a rapidly growing aging segment of our population:

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

Honor Roll of Donors

February – August 2013

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