



Visit us at pephousing.org to find out how you can help seniors into permanent housing.

Resident Story – Sheila

Like every PEP resident, I feel especially grateful for my adorable sweet apartment. As an affordable housing provider and nonprofit organization that serves very low income seniors, PEP recognized my situation as even more compelling than many residents. I was chronically homeless in two shelters in this county and three shelters previous to arriving in Sonoma County. I also suffered through three impossible room renting situations and a stint in a vehicle at the Home Depot parking lot. As a very late life university graduate, I was unemployable for any lucrative jobs and found myself forced to accept very low paying labor jobs. I was unable to live on my own and unavoidably landed in the shelters. I knew it was a matter of time before I 'timed out' of my last shelter, and dreaded thinking about the future.

PEP recognized my risk for ending up 'in the weeds'. They received my application and began the challenging task to make me 'homeful'. They worked hard to help me qualify for this amazing place. I was finally accepted and was ecstatic to think I really had a home. PEP gave me furniture as a housewarming gift to fill my very empty apartment. I was on my way to a safe, comfortable bright future. *Last month I celebrated five years at Leib Senior Apartments. It's been a great journey and one I wish for all homeless seniors.*



Resident Story – Nancy

As the daughter of a high ranking army officer, my life has been unique. I have lived in Japan, Guam, Philippines and Hong Kong all before seven years of age.

Now you are probably wondering what that has to do with living at Lieb Senior Apartments in beautiful Petaluma California. This is why: My husband of 50 years was the minister of a Christian Church in Penngrove. We lived in a comfortable 3-bedroom house subsidized by the church. After his death, I had to move quickly on a very small income. My son offered to let me live in his garage which looked like it was going to be my only option at the time.

I missed my husband and I was tired and lonely. I was afraid for my future. This led me into a depression and suicidal thoughts. At my lowest point I was praying and asked God for "help"! God did help me. I got a call from a friend who suggested that I apply to PEP Senior Housing. The waiting list was four years long which was very discouraging. But PEP Housing called

me after three months and said there was an apartment for me.

It has been just wonderful living here. PEP management is exceptional. I can afford to pay rent every month on my income and I live in a beautiful, quiet, safe neighborhood. I have nice neighbors and have developed very close friendships. My life is fulfilling and unique. I am no longer alone. This is my home and I love it.

I am so thankful to PEP Housing for what they have given me.



PEP Housing | 951 Petaluma Blvd. South, Petaluma, CA 94952 | pephousing.org / 707-762-2336

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2017 Annual Report



Building community from the heart

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

Executive Director's Message



Serving as Executive Director for PEP Housing has been a major honor and a privilege. When I first joined PEP Housing thirteen years ago, we had just 218 units. Today, we have 475 units in four Counties in Northern California. While it may seem that we've grown considerably, demand has significantly outpaced supply. Our waiting lists continue to grow with a 3 to 5 year wait.

Why is demand so high for affordable senior housing? Market rate rents in Northern California are at an all time high and social security and or pensions do not begin to cover the cost of market rate rent. Many of our residents are receiving a social security check in the amount of \$947 per month. As you can imagine, that amount doesn't come close to covering rent, food, medical, transportation, insurance and more. In fact, you need at least two and one half times that amount to afford rent in California, much more in some Counties. Many older Americans have significant health issues and are unable to work to subsidize their social security. How are these seniors getting by?

The short answer is they are NOT. Many applicants are living in substandard conditions by living in their cars, camping, couch surfing at friends and relatives homes and other unhealthy places.

The first call an applicant makes to PEP Housing can be devastating when they are told that the waitlist is 3 to 5 years. PEP Housing has worked hard to address this issue but we can't keep up with the demand. Seniors are the fastest growing age demographic yet with the least amount of resources at the State and Federal level. Very few resources are allocated to older Americans for affordable housing. Building senior housing is becoming more and more difficult with the lack of resources.

As PEP Housing is nearing its 40th anniversary, the mission remains the same. What once was an all-volunteer run organization, founded because "elders in the community were living out their senior years in converted garages, storage units and tents without heat or running water" is now home to almost 500 seniors. Over the last 40 years, we have served over 2000 seniors and provided much more than an apartment. We have provided a home.

Mary Stompe
PEP Housing Executive Director

“I am convinced that there is a heart at the core of PEP Housing.” - PEP Resident

Vision – To continue to build affordable homes for seniors in need.

About PEP Housing

Celebrating 40 years of service this year, 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, 500 seniors reside in 17 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 predevelopment.



Major Accomplishments

- 2009** Governor's Environmental and Economic Leadership Award (GEELA) in the category of Sustainable Communities
- 2011** Advocates of the Year Residents of PEP Housing, Leading Age California
- 2011** MetLife Foundation Award of Excellence in Affordable Housing
- 2012** Merritt Community Capital Corporation's Sponsor of the Year
- 2012** The Press Democrat Readers Choice Award Best Senior Living, Best Place to Volunteer and Best Fundraising Event.
- 2013** Novogradac Journal of Tax Credits Special Achievement in the Development of Affordable Housing – Project that best demonstrates financial innovation
- 2013** Governor's Environmental and Economic Leadership Award
- 2014** North Bay Business Journal's Best Places to Work
- 2015** North Bay Top Project Kellgren Senior Apartment Community, North Bay Business Journal



2017 Board of Directors

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Dominic Roybal, *Property Management & Compliance Director*
Jim Langford, *Housing Development Director*
Pam Lemos, *Maintenance Manager*

99% of our seniors believe their living situation has a positive effect on their overall health and well-being.

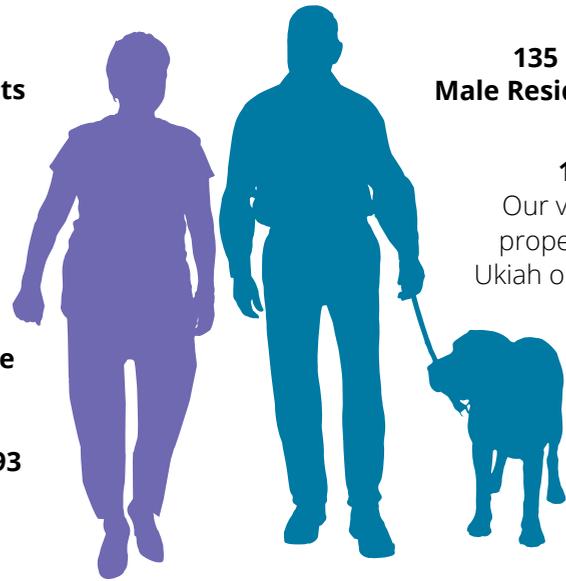
PEP has **17** Senior Communities



500 Total Residents

365
Female Residents

135
Male Residents



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

Ages: Female & Male
61-80: **379**
Over 80: **121**
Our Oldest Resident: **93**

PEP is pet friendly!
103 of our residents are dog or pet owners

621 Seniors in need of affordable housing are on our waitlist!



CPUC WIFI Grant (iPads)

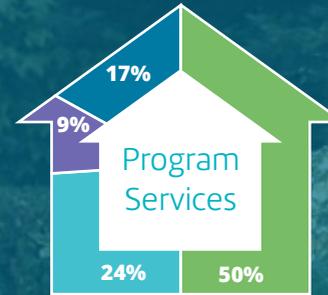
Ipads help keep residents connected and can help prevent social isolation. PEP was given money to purchase iPads and teach our seniors how to use them. We have had high schoolers help as well as our staff and the iPad trainer was a resident.

15 Properties are participating
50-60% Seniors are Learning to use iPads!

“I am so blessed to have found PEP. You all work tirelessly for us seniors.”

- PEP Resident

2017 Annual Budget



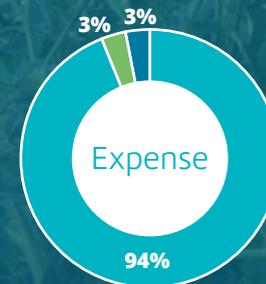
Program Services

50%	Resident Services & Program Operations.....	\$2,076,000
24%	Maintenance.....	\$989,000
9%	Utilities	\$385,000
17%	Taxes, Interest & Insurance	\$690,000
	Total.....	\$4,140,000



Revenue

73%	Rents.....	\$3,600,000
12%	Management Fees	\$570,000
2%	Contributions/Donations	\$120,000
12%	Development	\$610,000
0%	Other	\$10,000
	Total Revenue.....	\$4,910,000



Expense

94%	Program Services	\$4,140,000
3%	Management & General.....	\$150,000
3%	Fundraising.....	\$120,000
	Total Expenses.....	\$4,410,000



Employment at PEP

Employee age range: **24-82**

Longest years employed: **11-16**





“I never imagined that I would live in such a lovely place.”

- PEP Resident



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
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 - 5 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.
Petaluma 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 that is convenient to amenities and features garden beds, a dog run & solar panels.
Oroville CA | Built - 2014



Sun House Senior Apts - 42 units
Grand opening August 10, 2017! Featuring a dog run, garden beds & solar panels.
Ukiah CA | Built - 2017