



January 8, 2026

Mr. Koy Stewart
Housing and Community Services – Program Specialist
90 Santa Rosa Ave.
Santa Rosa, CA. 95404

*...providing affordable
housing to seniors and
veterans in
Northern California
including
Sonoma, Marin,
Mendocino, Butte and
Solano Counties.*

Transfer of Ownership of Property – Benton Veterans Village

Mr. Stewart,

I am writing to formally request approval of the Transfer of Ownership and the Assignment and Assumption of the existing financing for the property located at **1055 Benton Street, Santa Rosa, California** (APN #180-690-041), from **Community Housing Sonoma County**, a California nonprofit public benefit corporation (“Seller”), to **PEP Housing**, a California nonprofit public benefit corporation (“Buyer”).

Both parties have agreed to the following principal terms under the Agreement of Purchase and Sale:

1. **Purchase Price:** Twenty Thousand Dollars (\$20,000)
2. **Assignment and Assumption of Existing Financing:** As detailed in Exhibit “B” (attached)
3. **Closing Date:** To occur no later than June 30, 2026

PEP Housing is honored that Community Housing Sonoma County has selected us to continue stewarding **Benton Veterans Village**. We look forward to bringing our experience, services, and long-term commitment to affordable housing to support the residents and ensure the continued success of the community.

If you have any questions or require additional information, please don't hesitate to contact me.

Sincerely,

Jim Wallen
Vice President, Real Estate Development
PEP Housing

Tax ID # 94-2565270

625 Acacia Lane, Santa Rosa, CA 95409
Phone: (707) 762-2336
Email: pep@pephousing.org • www.pephousing.org

EXHIBIT “B”

CHSC LOANS and RENTAL ASSISTANCE

1. Housing Authority of the City of Santa Rosa (HASR) HOME (CHDO) - \$1,572,294
2. City of Santa Rosa - \$895,448
3. California Department of Housing and Community Development (HCD) Veterans Housing and Homelessness Prevention Program (VHHP) - \$1,013,750
4. Federal Home Loan Bank of San Francisco (FHLBSF) Affordable Housing Program (AHP) - \$105,000
5. Housing Assistance Payment contract (HAP) with the Housing Authority of City of Santa Rosa dated October, 2018