



PO Box 2744
Petaluma CA 94953

And homeless near a
thousand homes I stood,
And near a thousand tables
pined and wanted food.

- William Wordsworth

One Night, Infinite Possibilities.

Get ready for an unforgettable evening that will leave a lasting impact on both you and our community. This isn't just another fundraiser—it's the event of the year, where purpose meets celebration.



8 MAY
Thursday

6 - 10
pm pm

Brewsters
229 Water Street North
Downtown Petaluma

For tickets, registration, and parking information
visit cots.org or scan the QR code.



SPRING NEWS
2025



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A Note From Chris



Dear COTS Supporters and Friends,

At COTS, we know that real change happens when bold action meets deep compassion. This year, we've been hard at work expanding our impact to ensure that those at risk of or experiencing homelessness have the support they need to rebuild their lives.

We're excited to share the launch of Keep People Housed, a homelessness prevention program designed to keep people housed before a crisis hits. By offering financial help and supportive services, we're helping families and individuals stay in their homes. It's proof that a little support early on can go a long way.

Our Recuperative Care Program has also grown, giving more people a safe place to heal after hospital stays. By bridging the gap between healthcare and housing, we're making sure folks have the time and care they need to recover fully and get back on their feet.

And thanks to our Community Housing Program, more people than ever are finding a permanent place to call home. Pairing safe, stable housing with personalized support, we're laying down the foundation for long-term success and brighter futures.

These successes show that we're not just part of the community—we're leading the way in creating lasting change. With your support, we'll keep innovating, collaborating, and standing by those who need us most. Together, we're building a community where everyone has a place to call home.

Thank you for being with us on this journey.

Warm regards,

Chris Cabral

Our Board Gives Back

Thais Rains

As the Associate Director at Protiviti, a global consulting firm, Thais works hard to bridge the gap between her colleagues and COTS. She has organized multiple group volunteer projects for her co-workers.



Right: COTS Development Specialist, Ramona A. and COTS board member, Thais R. run the COTS booth at Butter and Egg Days 2024.

Annie Nicol



Above: Annie N., Petaluma Health Center's Director of Homeless Services

As an FNP and PA Director of Homeless Services at Petaluma Health Center, Annie brings her wealth of experience and knowledge working with COTS' clients to the COTS' board.

Stefanie Giani

In addition to her work leading the COTS' Finance Committee, Stefanie, like many of our donors, makes sure she takes advantage of her company's employee giving matching program.

Below: *Stefanie G., Assurance Manager, BPM LLP



Andrea Pfeiffer

Took on the challenge to donate 60 turkeys to COTS for Thanksgiving. Thanks to her and Chocolate Horse Farms, we were able to create an incredible Thanksgiving meal for our community.



Above: *Andrea P., Owner, Chocolate Horse Farm

Bill Gabbert

Bill is one of COTS' best advocates. He's a member of COTS' Legacy Society and a founding member of Agents for Change. His work with the COTS Raffle and other events has made an incredible difference at COTS!

Below: *Camille K., Executive Vice President and Chief Financial Officer, Summit State Bank

Camille Kazarian

As the Executive Vice President and Chief Financial Officer at Summit State Bank, Camille is a key leader in the bank's efforts to support local community initiatives. With her support, Summit State Bank sponsored Hops for Homes and the new community room in COTS' Recuperative Care.



Above: COTS board member, Bill G. attends a Legacy Society luncheon at the Mary Isaak Center

*Select Photos Courtesy of Board Members

Starting Over Strong

Kara found herself homeless and struggling with addiction in later adulthood. Despite multiple rehab attempts, she couldn't break the cycle. Meanwhile, her young son was in his father's care—until Child Protective Services intervened. The fear of losing him forever became her turning point.

Determined to change, Kara applied to every shelter but faced long waitlists. Then she found COTS. Accepted into the Mary Isak Center in Petaluma, she embraced its structured support, committing fully to sobriety. She biked in all-weather to visit her son, attended outpatient rehab, and engaged deeply in care management.

Grateful for the chance, Kara volunteered in the kitchen while staying focused on her goals. Her dedication was unwavering—she quit all substances, smoking, and caffeine. Her commitment earned recognition, and COTS employees voted to award her a donated car. To Kara, it was more than a vehicle—it was a bridge to stable employment and regular visits with her son.

With COTS' support, Kara secured a retail job, transitioned to sober living, and worked toward reunification. A spot in COTS' Permanent Supportive Housing (PSH) program in Cotati gave her the stability to regain custody, save money, and rebuild her life.

As her financial situation improved, Kara moved into an apartment with her son and now-husband. Today, her son is grown, living in Southern California, and they stay close. Kara dreams of owning a multi-family property to help others in need. For now, she works two jobs, saving for a mobile home.

Kara's journey exemplifies the transformative power of COTS. Without the support, structure, and opportunities that COTS provided, her path to recovery and stability might have been impossible. Today, she is living proof of what can happen when someone is given a second chance, and she is determined to help others achieve the same.

“She set the bar on what can happen if you pay attention to your needs and if you're of service to not only yourself but others. She was someone who had such unfortunate circumstances, but she was so driven. It's not a surprise she's succeeded.”

-Robin Phoenix, COTS' Co-Director of Shelter Services



Above: Robin Phoenix, Co-Director of Shelter Services, uses Kara's story as an example to encourage current clients to never give up.

Renting to COTS: A Snapshot

Isaiah C., the founding real estate advisor at LivXplore Real Estate and Lifestyle, sat down to chat about his experience with COTS' clients as tenants.

As a real estate license holder since the age of 18 and the winner of Sonoma County's Best Real Estate Agent by The Press Democrat in 2023, Isaiah has proved his exceptional dedication and commitment to excellence. Isaiah is a Sonoma County native who has earned a reputation for genuine client connections, knowledgeable development consultations, and all-encompassing real estate investments and ventures.

Isaiah's first exposure to COTS was at the end of 2023 when a rental application of a former, now housed, COTS client crossed his desk. After Isaiah contacted the listed references, Eileen, COTS' Client Enrichment Manager, and the client's care manager, the process began.

With their voucher in hand, the client was excited to begin the next step of their journey. Isaiah recalls the

rental application, the United States Department of Housing and Urban Development (HUD) paperwork, and lease agreements going smoothly and quickly.

“[With COTS,] it's not a super long and tedious process.”

Isaiah shared how the relationship between the property manager and the former COTS' client has blossomed. The property owners realized that their tenant had a skillset in construction. The property owners then hired the tenant for multiple jobs and helped them broaden the client's portfolio. The tenant and property owners still work together on projects if they fit into the schedule of the tenant's booming remodeling career.

This housing placement was such a good fit and easy process that now Isaiah continues to reach out to Eileen to coordinate upcoming available units and potential clients to become tenants when they are ready.

Isaiah highlighted that sometimes an individual's qualifications on paper do not accurately predict

the renting experience. Recalling previous experiences, Isaiah has faced major headaches with applicants who were perfect on paper. He noted that while there are always going to be bad tenants, he has not experienced that with individuals from COTS.

“I think you guys [COTS] do a very good job at aligning good people with good landlords and ensuring that there's some sort of support system in there.”



Isaiah C., the founding real estate advisor at LivXplore Real Estate and Lifestyle. Photo courtesy of Isaiah.



May 8, 2025
6 pm - 10 pm
Brewsters

229 Water Street North
 Downtown Petaluma

Can't make it to the event, but want to support COTS?

Set an example of philanthropy for our community and guests by sponsoring Hops for Homes!

To sponsor, email: ekrueger@cots.org.

HOPS FOR HOMES 2025

For the third year, COTS is bringing you Hops for Homes—our biggest annual fundraiser—at the vibrant Brewsters Beer Garden in Petaluma. This lively event supports COTS' mission to help families and individuals, like Kara, find and maintain housing, and you won't want to miss it.

Join us for a night filled with inspiring stories from a COTS client speaker, exciting live music from The Incubators, an auction, delicious food, and much more.

Secure your spot now by purchasing tickets through our website or by scanning the QR code below.

Save The Date!



COTS By The Numbers

Keep People Housed (KPH) Statistics

Dec 16th, 2024 - Jan 31st, 2025

631

Total Applications

66

Households Received Assistance

\$152,561

In Assistance Provided



I am beyond grateful and completely touched that you actually listen to me and that you converse with me and I was able to use my voice to fight for my needs! I'm starting to take some classes online and further my education to get my AA degree. I have absolutely taken an inventory of every step of my life.

I am beyond grateful. This brings me to tears. Thank you with all my heart.

-KPH Client, who received assistance and has remained housed

Overall COTS' Statistics

for the 2023 - 2024 Fiscal Year

109,877
meals

served to our community

85% of RC*
Clients

did not return to the streets

309
people

successfully housed

*Recuperative Care

ways to give



ONLINE, CASH, OR CHECK



APPRECIATED SECURITIES & STOCKS



LEAVE A LEGACY



MATCHING GIFTS



MONTHLY GIVING

To learn more about giving to COTS, visit cots.org/ways-to-give, or contact Erin Krueger, Director of Development, at development@cots.org or 707.789.6396.