

2018 ANNUAL REPORT



NVCH.ORG

from the **PRESIDENT/CEO**



The theme of this year's Annual Report could be "Serving, Providing, Managing, Building —and We Couldn't do It Without You."

We hear stories from our residents every day about how the affordable housing they have from Napa Valley Community Housing changed their lives for the better.

Residents like David, who not only cared for his disabled siblings, but was encouraged by NVCH Resident Services Coordinators to mentor other children in his community. With newfound confidence, David eventually earned a degree from UC Berkeley. Or Monica, who, through Resident Services' guidance and classes, overcame teen pregnancy to become a counselor herself. She went on to get a Master's Degree and was hired as an Administrator for a Napa school.

This wouldn't be possible without clean, safe and decent affordable housing. Through our Community Managers, who insure that the property is quiet, neat and orderly; to our Maintenance Team, who repairs and replaces plumbing, electrical and mechanical problems; back to our Resident Services Coordinators, who advise, suggest, teach, assure and counsel our tenants; the NVCH teams inspire resident success.

The success of our residents is what insures the success of our communities and the community at large. Our residents learn more than English and computer skills, they learn to be leaders and demonstrate to their children what motivated leaders can accomplish.

Our ultimate goal is to break the cycle of poverty, to lift our residents' lives so they can achieve their dreams. It's a lofty goal certainly, but one we work on every day.

We need your help to get there. Your generosity funds our communities and helps residents lead productive, rewarding lives.

We hope you enjoy this Annual Report and have a wonderful balance of 2018.

Thank you.



RESIDENT PROFILE: **CLAUDIA** YOUNTVILLE, CA

Living With Lupus

Despite having a headache on the day of our interview, Claudia graciously invited us into her living room to share her story. The reason for her headache? Lupus - an autoimmune disease which attacks your own tissues and organs. Diagnosed five years ago, Claudia was told she probably wouldn't live long.

In addition to the physical challenges of lupus such as intermittent loss of speech, ability to walk, headaches, etc., Claudia must navigate the complexities of medical systems and community support services.

This is extremely challenging, taxing and tiring for Claudia.

Yet, she never gives up.

These days Claudia is feeling better. She feels blessed and fortunate to have helpful Arroyo Grande Villas neighbors and NVCH staff who have helped with medical paperwork, chores, taken her kids to school, cleaned laundry, cooked for her and her family and called 911 when necessary.

The greatest joys in her life are her three sons ages 15, 13 and 6. Claudia and her husband, Javier, who received his U.S. Citizenship last year, are looking forward to seeing their children graduate, marry and lead happy and productive adult lives.

WE PROVIDE



Sergeant Heath Morrison

Coffee With a Cop

Our Resident Services Team initiated a new "Coffee With a Cop" program designed to foster and increase communication between law enforcement and the NVCH communities. After a successful launch with a packed community room at Arroyo Grande Villas, the program expanded to Silverado Creek, Magnolia Park, Oak Creek Terrace and the VonBrandt Center. The new Chief of Napa Police, Robert Plummer, spoke at the Magnolia Park meeting. Thank you for your leadership Chief Plummer!



New Vidas Activas Program

NVCH has traditionally offered exercise and healthy eating classes. This year, with the support of Kaiser Permanente Northern California Community Benefit Programs, we'll be able to build on that foundation with focused resources and the new Vidas Activas program. We'll continue our existing classes and increase the exercise class offerings and healthy food initiatives. Our first Zumba class at Whistle Stop Townhomes started in September, stay tuned for more!

Mental Health Fairs

This year also saw the debut of two SanaMente/Each Mind Matters health fairs at NVCH properties. In partnership with the State of California, Puertas Abiertas, Napa County Health & Human Services, Collabria Care, and Queen of the Valley/St. Joseph Health, NVCH hosted the fairs and promoted resident participation with Mental Health Awareness Cards, gift cards, mental health toolkits (info cards, ribbons, stickers, brochures), nutritional snacks, children's activities and prizes.



2018

Offered **1,025**
Onsite Classes For Residents

MADE **1,001**
REFERRALS To Outside Resources

Collaborated with **95**
Agencies & Nonprofits

WE BUILD

REMODEL OF NAPA PARK HOMES



Completion of Phase II of our 140-unit Napa Park Homes is on schedule to be completed in December 2018. The project has three phases, each requiring the relocation of about 40 families.

Phase I was finished this spring and now with the final touches being applied to Phase II, we are ready to begin the process anew with Phase III.

Along with asbestos removal and interior demolition, the rehab work includes upgraded sewer, water and electricity along with new HVAC, Energy Star® appliances, non-allergenic flooring, drywall, cabinets and doors for every apartment. The property will be brought up to safety standards with the addition of such devices as hard-wired smoke detectors. Fourteen units are remodeled to provide complete disabled access.

The completion of Phase II included pouring the foundation for the new Community Center. The Center will be a hub of activity starting with the main leasing office and continuing with additional offices, meeting spaces, a kitchen and room for resident classes. The former Community Room will soon house the maintenance crew, their supplies and inventory.

Landscaping continues to be challenging. Since the renovation is being completed in three sections, care is taken to leave newly planted areas untouched while moving construction materials and equipment to the next phase. Our landscapers removed old trees whose roots had clogged sewer lines, replaced tired grass and plants with native and drought-tolerant plants, along with a creative use for former cement stair



treads: now transformed into stepping stones along paths. Exteriors are freshened with new patio fences and attractive paint colors.

Funding sources for this rehab are equity investors WNC, construction lender Umpqua Bank, permanent lender Walker Dunlop and the California Municipal Finance Authority (CMFA). Our General Contractor is Sunseri Construction; the architectural firm is Harriman Kinyon Architects, Inc.

We look forward to welcoming back all our Napa Park Homes residents and having a Grand Re-Opening next summer.

MARIANA

Pecan Court | American Canyon



“...a family and health is the greatest gift.”

Mariana and her family enjoyed living at Pecan Court, a NVCH property in Napa. For five years the family found stability and security and her children played with neighbor children in Pecan’s playground. But when an opportunity to own their own home came along, it was a dream come true and in Mariana’s words, “A blessing from God.”

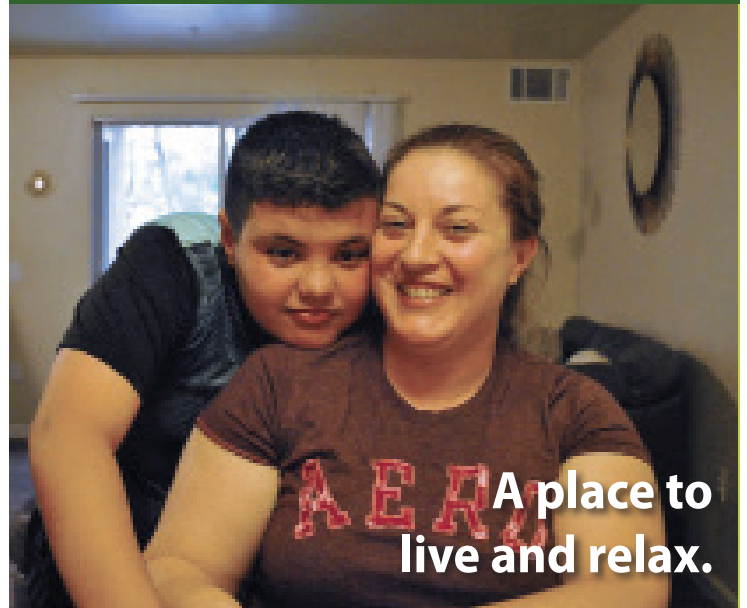
Prior to Pecan Court, life had not been easy for Mariana’s family. Losing relatives to car accidents and violence and moving to Iowa, Vallejo, Suisun, Healdsburg and Napa while living with friends and family, took its toll and unraveled their extended family fabric.

The five years at Pecan Court provided the stability in their lives and enabled them to look at purchasing a modular home. When they discovered they could buy a conventional home in American Canyon and bring family members back together, it was a dream come true.

Mariana believes living honestly and having a family together is most important. “You can have dreams of owning a car, your own home and possessions, but having a family and health is the greatest gift.”

ERIKA

Silverado Creek Apartments | Napa



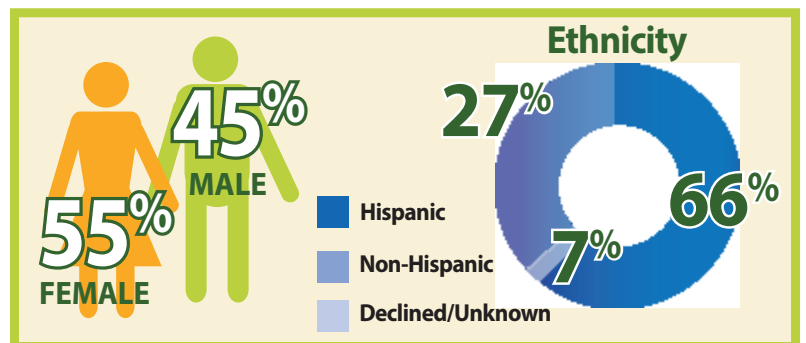
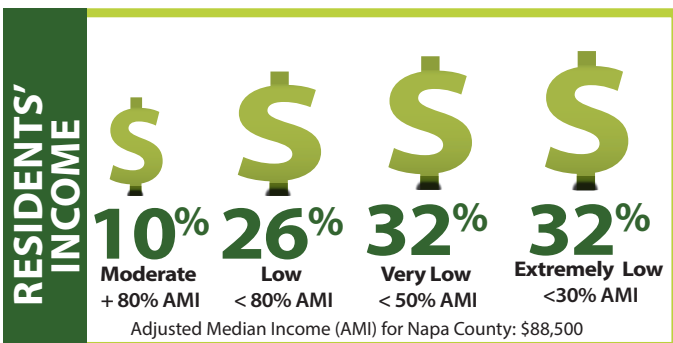
A place to live and relax.

Erika’s husband died and she found herself in a country where she didn’t understand the language. For over a year, Erika and her seven year old son lived in a single room as Erika grieved, quickly gained employment and established her son in school.

A social worker helped Erika secure her own housing and once Erika saw Silverado Creek Apartments, she knew she wanted to live there. Silverado was safe, secure, comfortable and peaceful. Now, Erika’s Silverado home is a place where she can relax with her son, cook whenever, eat whenever and have privacy. They had none of this before.

A recent health issue forced Erika to cut back her work hours. In order to pay rent, she exhausted her savings. Resident Services helped her with a Rental Assistance Application and Erika and her son are able to stay in their home while she recovers and can go back to working full time.

Erika is grateful for the kind office team at Silverado and gives thanks for NVCH programs and housing. Without the NVCH programs, she believes she wouldn’t have a place to live.



UP & DOWN OUR VALLEY

JOSEFINA

Vista Del Valle | St Helena

“Home is where you get life’s education.”



Josefina grew up in Mexico with a mother who worked long hours in a restaurant. Determined to have a different lifestyle, Josefina went to school, took seven years of university and general law classes and worked in a civil administration office.

Josefina’s life changed dramatically when she fell in love, married, received nearly immediate US residency and then discovered she was pregnant. She had a premature delivery and the baby could not go home so Josefina stayed by her baby’s side for two months until he was released from the hospital.

Presently, Josefina takes her son to therapy sessions in Napa and works a 3-11pm housecleaning shift in Angwin. Her husband works days and cares for their son at night. Josefina aspires to work in an office, assist people and apply her university law knowledge.

When asked what the word “home” means to her, Josefina replied: “A house can be a mansion but not a home. This is my humble home with my husband, myself and son. We will always be united and we teach our son values like honesty and self worth. Home is where you get life’s education.”

LINDA

Whistle Stop Townhomes | Napa

“You get back what you give.”



Linda lived with her husband and two children in a single room in a relative’s home in Vallejo. Twice a week Linda packed a cooler and baby, walked thirty minutes to a bus stop, took the bus to Napa, ate dinner with her working husband and two children and studied English at McPherson school.

GED classes were held four times a week at McPherson and Linda originally thought it would be impossible to attend. However, with grit and determination, Linda packed the food and baby, walked, boarded the bus, fed her family and attended GED classes.

During this time, the family moved to Whistle Stop and it changed everything. Before, her children wouldn’t go out because they didn’t feel safe. Now, McPherson school – two blocks away - is her youngest child’s school and the bus pick-up for her older child. Linda completed her GED this year, is a certified volunteer in her Vision Y Compromiso (Vision & Commitment) community, a certified Bailar Terapía (Dance Therapy) teacher and always volunteers to help at the Whistle Stop Community Center.

When asked about her extensive volunteer activities, Linda, smiling, replied: “You get back what you give. Even if it’s as simple as a smile.”

WE CAN DO ALL OF THIS



11TH ANNUAL GOLF TOURNAMENT

Whether they won with the lowest score or peaked at the highest (shown above), participants in our 11th Annual Golf Tournament enjoyed the beautiful weather, excellent food and challenging play at Eagle Vines Golf Course this past May. Our co-chairs Robin Rose and Suzi Hersom of Coldwell Banker Brokers of the Valley credit our sponsors for the phenomenal success of this year's tournament.

Thank you to Tournament Sponsors Anthony R. Torres, Mechanics Bank, Sunseri Construction Inc. and Umpqua Bank for your support. Thanks also to our other major sponsors Pound Management, RLM Enterprises, Renteria Vineyard Management, RSA+, WNC, Merritt Community Capital, Fairway Napa Valley, RGH Consultants, Harriman Kinyon Architects, Silicon Valley Bank and The Doctors Company. Along with our golfers, our Hole Sponsors, Tee Sponsors, Donors and volunteers, we thank you.

**We'll see you for our
12th Annual Golf Tournament! | May 15, 2019**

SPECIAL THANKS TO OUR SPONSORS

11 YEAR SPONSORS

Coldwell Banker Brokers of the Valley
Pound Management, Inc
Merritt Community Capital Corp.
Sunseri Construction
Northwest Insurance Agency Inc

10 YEAR SPONSORS

Anthony R. Torres
Gubb & Barshay LLP
Harriman Kinyon Architects

9 YEAR SPONSORS

Mechanics Bank
Jones Hall, A Professional Law Corp.
Pacific Landscapes
RSA+

NEW 2018 SPONSORS

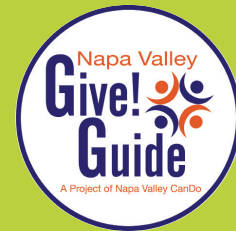
Gutter Busters
RGH Consultants
RLM Enterprises
US Painting

COMMUNITY SUPPORT

The Peter A.
& Vernice H.
Gasser
FOUNDATION

PETER A. & VERNICE H. GASSER FOUNDATION

NVCH recieved a 2018 grant towards the purchase of a new maintenance truck.



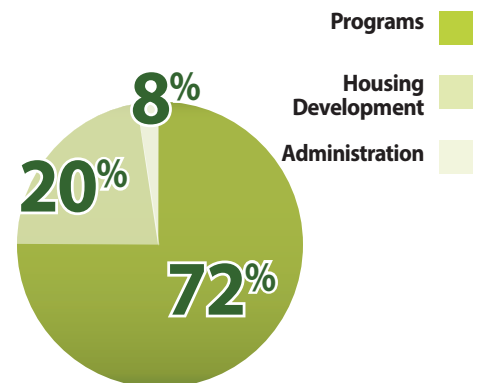
Napa Valley Give!Guide 2018

We're delighted to be selected as one of the nonprofits for the 2018 Give!Guide. This year our business partners, Renteria Vineyards and the Bank of Marin, will match the first \$1000 donated to NVCH. Our Big Give donors, Tarla Mediterranean Grill, JaM Cellars and Andaz Napa Hotel, created a "Night on the Napa Town" and ANY Give!Guide donor contributing to ANY Give!Guide nonprofit on Saturday, December 29, will have a chance to win the prize.

In the last 6 years, Give!Guide donations have contributed an AMAZING \$1.4 million dollars to Napa nonprofits. You can support NVCH and other Napa nonprofits this year at www.napavalleygiveguide.org, November 1 – December 31, 2018.

THANK YOU!

EXPENSES



THANKS TO YOU

We appreciate all who support our mission with their contributions and gratefully recognize the donors who made gifts July 1, 2017 - June 30, 2018. Every gift, no matter the size, helps us make Napa County a healthier and more equitable place for all.

\$10,000 +

Peter A. and Vernice H. Gasser Foundation
Anthony R. Torres
Bank of America Charitable Foundation, Inc.
Wells Fargo Foundation

\$5,000 - \$9,999

Mechanics Bank
Umpqua Bank Charitable Foundation
Julia Winiarski
Queen of the Valley Medical Center
Umpqua Bank
Sunseri Construction Inc.
First Republic Bank
Bank of the West

\$1,000-4,999

Anonymous
Rabobank, N.A.
Pound Management Inc.
Garvey Family Vineyards
RGH Consultants
Renteria Vineyard Management
Richard C. & Jacqueline E. Murray
Alkar Human Resources
Harriman Kinyon Architects
Coldwell Banker Brokers of the Valley
Bank of Marin
RSA+
Merritt Community Capital Corp.
WNC
The Doctors Company
Silicon Valley Bank
RLM Enterprises
Blanca Wright
Kathleen & Bruce Reynolds
Nord Vineyards
Swanson Vineyards and Winery
Walsh Vineyards Management, Inc.
Ashford Hospitality Advisors LLC

\$500-999

Robin Rose
Kimberly Menager
Joe Svien
Pat Bardessono
Tierney/Figueiredo Architects
Lathrop Construction Associates Inc.
Tom Narasky
Judith Myers
Woodruff-Sawyer & Co.
Napa Jet Center
Sisemore Insurance Services

James & Suzanne Bronk
Carole DeBell
Bob & Elaine Hoffman
Mike Muters
Allen Ray
Betsy TerAvest
Dan TerAvest
DBSA
Rossi Realty Co

\$499-100

Gubb & Barshay LLC
Fernando Flooring
George Petersen & Associates,
Northwest Insurance Agency, Inc.
Jones Hall, A Professional Law Corp.
Hudson & Luross LLP
U.S. Painting Services, Inc.
Gutter Busters, Inc.
K & J Moving Systems, Inc
Avi Strugo
Lee Miller
Mortgage Solutions
John Nahlen
David Nickum
Suzi Hersom
Elaine & David Freed
Drene Johnson
Annette Knight
Kathleen Lucier
Tammy Manning
Colleen May
Old Republic Title Company
Fix It With Drew
California Housing Partnership Corp.
John Brenkle
Robert Fioretti
Carol and John Glaser
Jacqueline Jackson
Bonnie Richardson
David & Lara Stanley
Dave & Loie Whitmer
Jonathan (Enrico) Briano
Hilda Hensley
John & Cindy Bardessono Malisaukas
Mary Walter
State Farm Insurance
Relation Insurance Services
Coast Landscape Management
Tarla Grill
Logan Songer Brokerage
Aaron Anderson
Michael Backhus
Jill Cadloni

Brian Cain
Dave Carroll
Monica Cline
Karen & Greg Crouse
Jeffrey Dennis
Renee Diekroetger
Les Grayson
Jay Hanson
Christophe Jaurique
John Miller
Aida Morgan
Jebidiah Pinnell
Terrie & David Price
Gary Rose
Ward D. Smith
Nicolas Tamborini
Jan Wamsley
Tracy Warr
Christina Winegar-Anderson
David Wright
Bernie Zipp
Buresh Properties
The Payroll Factory
Gaggetta Liquid Transfer
Charles Slutzkin
Dr. J. Patrick & Seana Adamson
Lilo & Peter Dreier
Sandra Elles
Mary Jane Fay
Christine Jameson
Pari Lambert
Patricia McCart
Barbara McConnell
Kathi Metro
Elizabeth Munk
Robert & Carolyn Passmore
Linda Patron
Michael & Paula Pettigrew
Tom & Peggy Prescott
Dorothy & Jim Roberts
Steve Rogers
Ronda & Michael Schaer
Fred Schrader
Wayne & Nancy Snyder
Verna & Bob Steinhauer
Loraine & Jack Stuart
Melinda Walker
Borden Wright
John Zimmerman
Napa Valley Wealth Management
Richard & Stephanie Van Zandt
of Heritage Sotheby's Int'l Realty

Under \$100

Van Winden Nursery, LLC
Constance Battisti
William Birmingham
Gayle Adamowicz Bray
Richard & Cynthia Brockmeyer
Wendy Cole
Molly Craver Peck
Lynda Deus
Carol Elems (Davio)
Joan Foresman
Sharon Macklin
Andrea Marquardt
Carol Nelsen
Bruna Nieri
William Provan
Jessie F. Quigley
Emily Schmidt
Jerry & Pat Stabile
Celia Swing
Jane Zastrow
CACASA Retires
Julie Worthington
Linda Doshier
Patricia Moynihan
Bruce Ketron & Debra Inman
Amy Barberi
Margaret Barson
Sue Berry
Steve & Janell Bradley
Kelly Bullock-Abernathy
Colleen Clark
Denise Flaherty
Linda Harvey
Betty Jake
Redwood Middle School
Karen Garcia
Jill Hancock
Paul & Denise Jackson
Grania Lindberg
Robert & Clara Tinsley
Shana Woodfield
hilarly Zunin
Catherine Adams
Daniela Bazan
Kathleen de Vries
Marie Dolcini
John Lansingh
Jean E. Pihl
Elizabeth Trahan Berry
Jemma Williamse

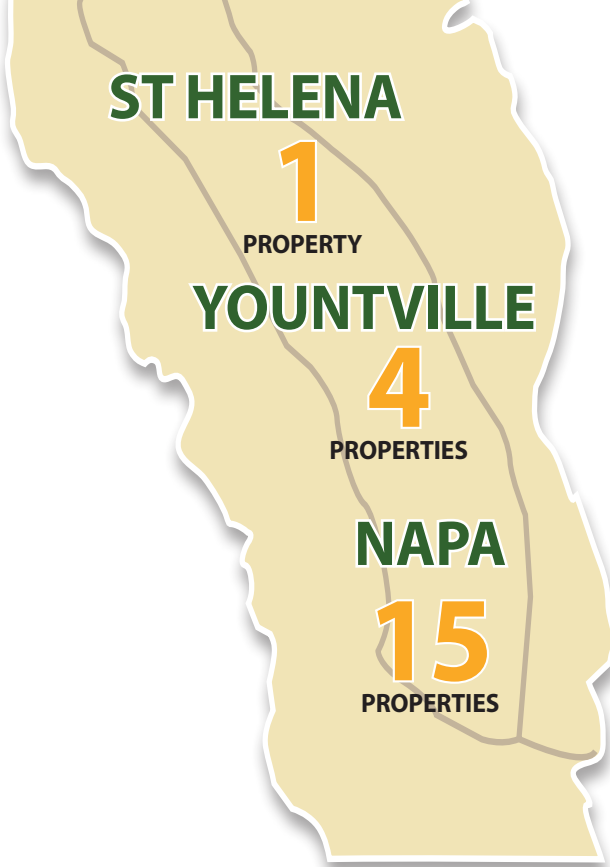


150 Camino Dorado
Napa, CA 94558
707.253.6140
nvch@nvch.org | www.nvch.org
FORWARDING SERVICE REQUESTED

OUR MISSION

To **develop, preserve and manage affordable homes** and, through its **Resident Services Program, teach successful life and leadership skills.**

OUR PROPERTIES



IN THIS ISSUE

Letter from the President/CEO	1
Resident Profile: Claudia	1
WE PROVIDE: New Resident Services Programs ...	2
WE BUILD: Napa Park Homes Remodel	3
WE SERVE: Our Community	4 & 5
We CAN do this because of YOU	6 & 7

NVCH.ORG

