

2021 ANNUAL REPORT



NVCH.ORG

from the **PRESIDENT/CEO**



I want to dedicate this annual report to all of our NVCH team. They are truly amazing, flexible, problem solvers, and doers.

This was another year of unforeseen events: the COVID vaccine arrived, so did a COVID variant, businesses closed and fires threatened once again. With the guidance and help of our Board of Directors, partners, friends, supporters and most especially our 40+ dedicated employees, NVCH weathered the COVID-19 storm to remain financially solvent and to prepare for the increasingly rapid changes and challenges ahead.

Highlights & Accomplishments:

- 165 units of affordable housing in development and pre-development.
- 8 scholarships awarded at \$500 each.
- \$92,000 of rental assistance to 83 low income residents in need, \$21,600 granted directly by NVCH.
- 15,725 free food and 1,689 free bread pick-ups/deliveries made to our residents during the pandemic.
- Numerous policies reviewed and updated (IT, safety, COVID, fiscal, leases, energy efficiency, employee handbook, insurance, etc.).

What follows on these pages is a snapshot of the dedication and hard work of our NVCH employees.

~ Erica Roetman Sklar

We Believe!

EVERYONE NEEDS A HOME

Napa is #1.
But not in a good way.

Napa County is the least affordable place to rent in our region.

Workers in Napa County face the highest average rent and when combined with generally lower average wages, they spend an eye-popping 46% of their monthly wages on rent alone, not including utilities. The standard "housing burdened" measurement is when a household spends 30% or more of their monthly wages on rent and utilities.

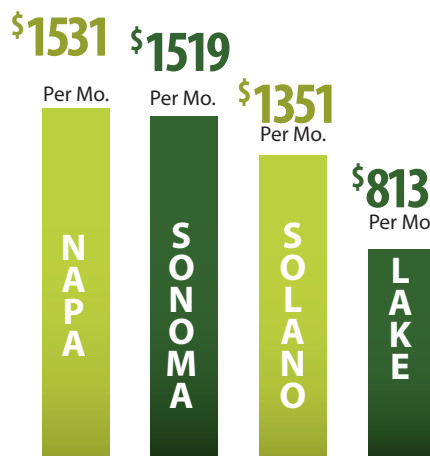
We are tackling this problem with a number of solutions. Earlier this year in a pilot program, we purchased a 6 unit apartment complex in St. Helena to preserve affordable workforce housing.

Our new Monarch Landing community, recently approved by the City of Napa Planning Commission, will provide 77 new homes, all affordable.

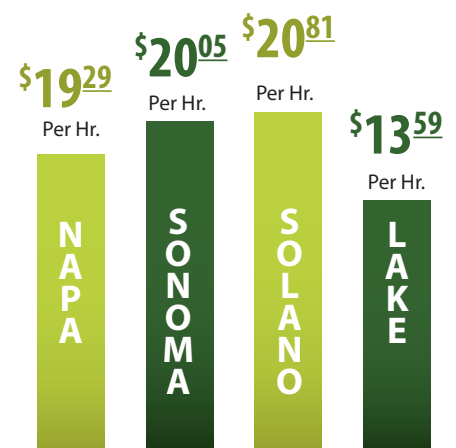
Sixty-four Home Seekers have found homes with Home Providers through our Home Sharing Match-Up Program, a partnership with the City of Napa and Napa County.

Napa's housing crisis is real and NVCH knows everyone needs a home in order to thrive and grow. People need basic necessities - a clean, stable and safe place to live - before focusing on any health, recovery, education or employment challenges. Please join us as we create solutions and tackle this important community issue together.

MARKET RENT - 1 BEDROOM



AVERAGE RENTER WAGE



Source: National Low Income Housing Coalition 2021 Out Of Reach Report (<https://reports.nlihc.org/oor/california>)

HOUSING SOLUTIONS

Farmworker Housing:

Magnolia Park Townhomes
Napa | 14 Units

Napa Valley Farmworker Housing Centers
Calistoga • St. Helena • Napa
180 Beds

NVCH was a fiscal sponsor and advocate

Home Sharing:

64 matches to date

Neighborhood Center:

Von Brandt Neighborhood Center
Napa | 2002

Self-help Housing:

Pioneer Village
Napa | 1989

Marietta Townhomes
St. Helena | 2000

Senior Housing:

Jefferson Street Senior Housing
Napa | 77 Units | 2004

The Reserve at Napa
117 units | 2002

Transitional Housing:

Whistle Stop Townhomes
Napa | 4 units

Sponsored Housing:

Stonebridge
St. Helena | 80 units | 1993

Hunt's Grove
St. Helena | 56 units | 1992

La Pradera
Calistoga | 48 units | 1994

Supportive Housing:

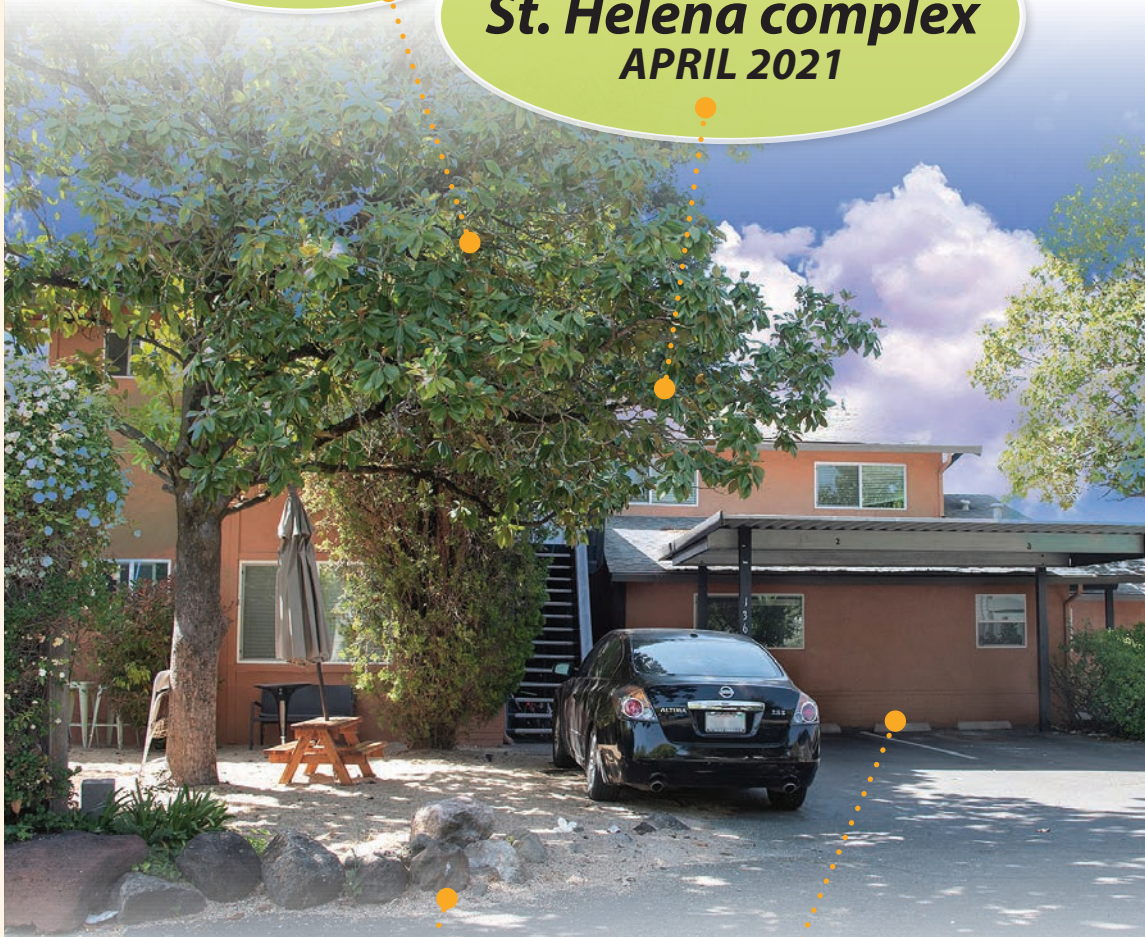
Madison Street
Napa
Parkwood Group Home
Napa

PRESERVING WORKFORCE HOUSING

Monte Vista Apartments

Benefits local employers, roads, schools & economy

Purchased 6 unit St. Helena complex
APRIL 2021



Resident Services Coordinator met with each resident, surveyed their needs

Vital local workforce can live & work in same community

BUILDING NEW WORKFORCE HOUSING

Monarch Landing

**77 Units
All Affordable**

**Purchased Land
April 2020**

**Planning Commission
Approval June 2021**

**Families move
in 2024**

In The Works...

963 Pope Street
• Partnering with
Our Town St. Helena
• **5 units: 1 remodel, 4 new**

Sandpiper Place
• Part of Napa Pipe Development
• **77 units, all affordable**
• Partnership with MidPen Housing

TRADITIONAL HOUSING

Napa

Magnolia Park
Napa | 29 Units | 2005

Mayacamas Village
Napa, 51 Units, 1994

Napa Park Homes
Napa, 140 Units, 1971/R - 1995,
2009, 2019

Oak Creek Terrace
Napa, 41 Units, 2015

Oran Court
Napa, 13 Units, 1974/R - 1999-2000

Pecan Court Apartments
Napa, 25 Units, 1999

Schoolhouse Court
Napa, 14 Homes, 1999

Silverado Creek Apartments
Napa, 102 Units, 2000

Villa de Adobe
Napa, 12 Units, 1969/ R - 2001

Whistle Stop Townhomes
Napa, 17 Units, 2000

St Helena

Monte Vista Apartments
St. Helena, 6 Units, 1972

Vista Del Valle
St. Helena, 14 Units, 1995-1996

Yountville

Arroyo Grande Villas
Yountville, 25 Units, 2010

Lande Way,
Yountville, 1 home, 1998

Mount Avenue Cottages
Yountville, 5 Units, 1942/R - 1997

Yount Street Apartments
Yountville, 8 Units, 1968/ R - 1997

FREE FOOD DELIVERIES



During the pandemic, our Resident Services Team identified the food insecurity issue, set up new systems to notify residents, and in partnership with Feeding It Forward (www.fifnv.org), they managed food safe deliveries and recorded residents' food pick-ups.

To date, we've recorded 17,414 resident pick-ups and door deliveries!

Feeding it Forward's deliveries to our properties eliminated the necessity of our residents securing transportation to the food bank and waiting in line. For elderly, senior or physically challenged residents, our Resident Services Team delivered food directly to their doors. One resident on limited income, who works part time and gets dialysis treatments 2-3 times a week, saves time to focus on his health and also says he saves \$150 each time he receives a delivery.

Partnerships like these are priceless, especially during a pandemic when our residents face transportation challenges, health issues, lost wages and food insecurity. We thank David Busby, Feeding It Forward's Founder, for his vision and support.



David Busby

MARIA



Three years ago Maria heard the diagnosis no one wants to hear: cancer. After undergoing radiation and chemotherapy, her doctor told her she needed 100+ minutes of exercise every week. Not knowing where to start or how to begin, she joined the daily "Heart Walk" program at the NVCH community where she lived. Fast forward to today, Maria is currently cancer free and is leading the Heart Walks.

During her cancer journey, Maria set some goals: to be healthy, obtain a US citizenship and learn how to drive a car. Maria started studying for the citizenship test in September 2019 in person at McPherson School. Then the pandemic hit and in person classes were cancelled so Maria studied at home with a pamphlet. NVCH's Resident Services Coordinator helped Maria practice for the oral citizenship exam by calling her on the phone and asking random citizenship questions. In December 2020 Maria passed the exam and was sworn in during a January 2021 ceremony. Maria describes the ceremony as "emotional, a huge sense of accomplishment."

Today, thanks to steady and affordable housing, Maria is a healthy role model, assists with free food deliveries in her community and is setting and achieving life goals. While she hasn't learned how to drive a car (yet!), her future goals include seeing her daughters succeed and in their own homes.

MIREYA



With the help of the greater Napa community, Mireya, a resident at one of our properties, passed her US Citizenship test in July 2021.

At the start, Georgina Enriquez, NVCH's Neighborhood Coordinator, gently and consistently encouraged Mireya to take the test. Then, Mireya studied for the test through Puertas Abiertas' online classes where she learned history lessons and responded to interactive questions.

On the day of the test, a community volunteer angel drove Mireya to San Francisco to take the test. Mireya passed the test and was surprised by the opportunity to attend the swearing-in ceremony later that same day. Her angel waited patiently so Mireya could be sworn in and hours later, drove Mireya back home to Napa.

Mireya became a US Citizen "so she could vote and her voice would be heard." She described the swearing-in ceremony as "amazing, a lot of people there representing many countries." Now that she is a US Citizen, Mireya doesn't have to go through the process of Green Card renewals which required a full day to travel to San Francisco, taking a day off of work, losing wages, and incurring the expense of paying for gas, tolls and parking.

Mireya's future goals include more time to travel and the greatest joys in her life are her three children - one who is serving in the army - and four grandchildren.

ANGELICA



Prior to moving to our new Oak Creek Terrace community six years ago, Angelica was living in crowded conditions at a family member's home. Now, Angelica and her two sons have privacy, safety and a stable home environment.

With stable housing, Angelica found work and started as a housekeeper at the Napa Valley Marriott Hotel & Spa. Her hard work and dedication paid off, she was promoted to Housekeeping Supervisor three years ago.

Angelica's hard work and dedication is evident in her personal life as well. A single mother raising two sons, she decided to study for her US Citizenship test last year during COVID.

Angelica didn't think she was capable of obtaining citizenship but with the help of our Resident Services Coordinator, Daisy, and Angelica's phone app with practice citizenship questions, they started citizenship lessons in early 2020. In August 2020 Angelica drove to San Francisco, passed the citizenship test and participated in the citizenship award ceremony the very same day.

A stable home, hard work, a promotion and citizenship. Angelica's next goal? She wants to buy a home and give her sons a better future. When asked what does "home" mean to you? Angelica replied: time with her two boys.

RESIDENTS' INCOME

29%

Extremely Low Income
 < 30% AMI

29%

Very Low Income
 < 50% AMI

26%

Low Income
 < 80% AMI

16%

Moderate Income
 + 80% AMI

Adjusted Median Income (AMI) for Napa County: \$109,200

WE CAN DO ALL OF THIS

Extraordinary Supporters

Last year was an extraordinary year for many reasons. While the emergency of a global pandemic was extraordinarily bad, at NVCH we like to focus on the good in the world. Two individuals stepped up in an amazing way with extremely generous donations to NVCH. These donations were a bright shining light during challenging times as we aided our low-income residents with rental assistance, fire evacuations, COVID information and free food deliveries. Thank you.

Additionally, we'd like to recognize the following organizations for their 2020-21 support:

Bank of America 

usbank



Rising Star SCHOLARSHIP PROGRAM

Congratulations to our EIGHT 2021 Rising Star scholarship recipients! The Review Committee was so impressed by the quantity and quality of applicants, we scrambled for additional funds and instead of four scholarships we were able to award 8 scholarships to the following Rising Stars:

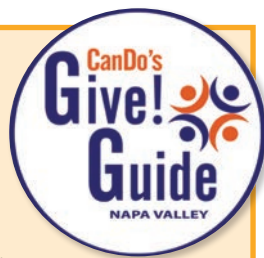
Diana Gonzalez, Napa Valley College
Dulce Maria Leon, Sonoma State University
Evelyn Gutierrez Ojeda, Napa Valley College
Max Casteneda, Sacramento State University
Montserrat Romero Cuevas, University of California, Riverside
Samuel Perez Garcia, Cal State University, Long Beach
Vanesa Macias Solorio, Sacramento State University
Yasmin Castillo, Utah State University

For 2022, based on the need and success of our program, we're shooting for the stars! Our goals: expand the program to 10-\$1000 scholarships and secure sponsors for a single award ceremony where we can collectively celebrate students and their families in one place. Interested in supporting young, amazing and aspiring students? Please contact : funddevelopment@nvch.org, thank you.



GIVE!GUIDE 2021

**Nine years! Wow.
That's worth repeating:
Nine Years**



It's the Give!Guide's ninth year and NVCH has been selected to participate each year – we are grateful! A shout out goes to our two longtime partners: Renteria Vineyard Management and Bank of Marin for their consistent support of our Give!Guide campaigns. They'll kick off our campaign with a matching fund promotion just like last year and we'll have a second matching fund promotion in the month of December.

How can you participate?

The Give!Guide will be an online event, no printed catalogs. It will launch on Giving Tuesday, November 30, and ends when the clock strikes midnight on Friday, December 31, 2021.

Break out those laptops, phones and computers – maybe host a Give!Guide party! – and support your local Napa nonprofits doing GREAT work in our community at www.candogiveguide.org.

THANKS TO YOU

We appreciate all who support our mission with their contributions and gratefully recognize the donors who made gifts July 1, 2020 - June 30, 2021. Every gift, no matter the size, helps us make Napa County a healthier and more equitable place for all.

\$19,000+

Cherie Gillette Sigward
Sue Dee Shenk

\$10,000+

Bank of America
Charitable Foundation

\$5,000+

Bank of the West
California Coalition
for Rural Housing
Cody Gillette Kirkham
Julia Winiarski
Julie and Pat Garvey
Roger Trincherro
Silicon Valley Bank
US Bank

\$1,000+

Bank of Marin
HKIT Architects
McNabb Foundation
Merritt Community Capital Corp.
Nord Vineyards
Renteria Vineyard Management
RGH Consultants
Sunseri Construction Inc.

\$500+

California Housing
Partnership Corporation
Carlo Rocca
Francis Chamberlain
Hal & Sonya Milton
James and Suzanne Bronk

\$250+

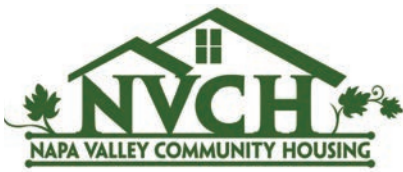
Bonnie Richardson
Dave & Loie Whitmer
Donald Spirlock
Fritz Architecture-Urbanism
Judith Myers
Kathi Metro Chinberg
Patricia Bardessono

\$100+

Carrie Strohl
Colleen May
Dependable Septic Systems, Inc.
Dotty Hopkins
Elizabeth Munk
Harriet Spitz
Heli Sairanen Kangas
Janet Rivas/Boessenecker
Karen Kuehl
Leslie & Marc Hauser
Linda Jesmok
Lucas & Sarah Patzek
Marty Flynn
Mary Walter
Melinda Walker
Merlin & Claudia Wedepohl Jr.
Moulds Family Vineyards
Patricia McCart
Peggy Prescott
Robert Fioretti
Sarah McCrea
Terry Avila
Tom and Terry Faherty
Vicki Green

Up to \$100

Joel King
Alma Gross
Amanda Griffis
Betty Teller
Bruce Ketron &
Debra Inman Ketron
Carol and John Glaser
Carol Dick
Carol Poole
Catherine Adams
Claudia Colantuoni
Colleen Clark
Diane & Peter Dexter
Emily Schmidt
Gail Lansingh
Gayle Adamowicz Bray
hiliary Zunin
Jacqueline Jackson
James Hawker
Jane Zastrow
Janice Mathews
John Lansingh
Julie Spencer
Karen Garcia
Louise and Paul Renne
Marilyne and Francis Dahl
Mary Herzog
Nancy McIlvaine
Paul & Denise Jackson
Robert & Christine Ackley
Robin McCarthy
Sarah Galczynski
Sharon Macklin
Stephanie Turnipseed
Susan & Alan Tough/Arnopole
Terry Wunderlich

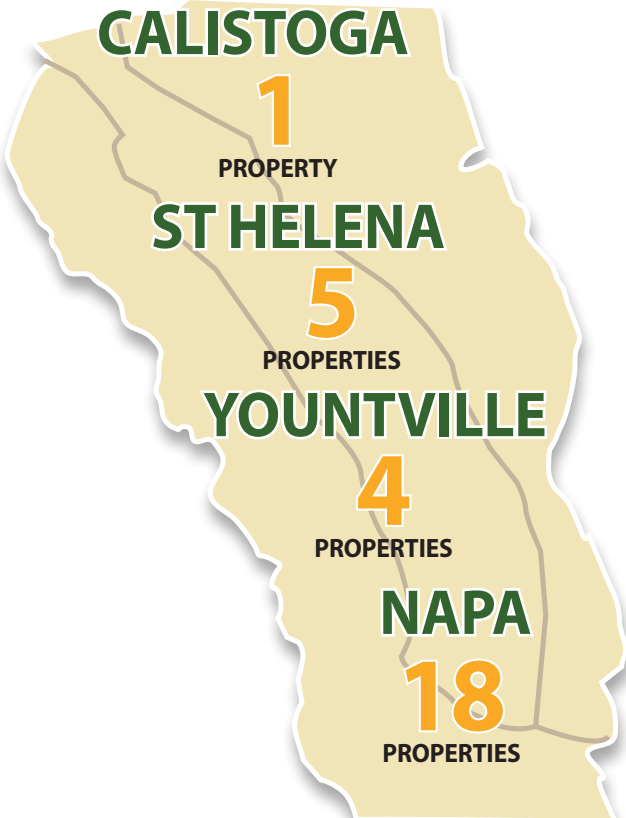


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 FORWARDING SERVICE REQUESTED

OUR MISSION

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

OUR PROPERTIES



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*Inclusive of current rental properties, supportive housing, sponsored housing, self-help housing neighborhood center, elder housing, office