Forty years ago, the average income per year was $15,000, cost of a gallon of gas was 65 cents, the average cost of a new house was $49,300 and average monthly rent was $240. It will come as no surprise that things have changed. Average rent in Napa is $2,145 and the average sale price for a home is $735,000.

But 40 years ago also saw the beginning of Napa Valley Community Housing. In 1977, Housing Association for Napa Development (HAND) incorporated to help seniors and low-income families with small rehabilitation projects and home weatherization. Napa Valley Family Homes (NVFH) incorporated a few years later and both eventually merged into what we know as Napa Valley Community Housing (NVCH).

In the past forty years, NVCH has built alone or in partnership 919 units, manages 617 units and counts approximately 1700 residents, which include seniors, veterans, disabled and over 600 children.

We are proud of the accomplishments of the past and know we must continue to build into the future. As more prominent hotels, restaurants, spas and resorts grow in our valley, housing cannot become stagnant or our roads will continue to be overcrowded and clogged by the workers employed...

**Resident Profile**

**ANTONIO SANCHEZ**

Napa County resident Antonio Sanchez’s 2017 year didn’t start well: he lost a home and a job.

Antonio is in a wheelchair and was cleaning laundry rooms for a living. In January 2017, he found himself jobless and homeless when his prior apartment changed ownership and notified Antonio his services were no longer needed. Antonio found a local church, Ciudad de la Paz, where there was a safe place to sleep at night. With the support of church Pastor Hugo Solis, Antonio started job and house hunting.

Antonio originally approached NVCH as a Home Seeker for our Home Sharing program. Unfortunately, the Home Providers had steps, carpeting, etc., and their homes were not accessible to him.

Our VP of Resident Services, Marlene Santiago, heard of Antonio’s work history and knew NVCH needed janitorial help with several of our properties. Antonio submitted his janitorial/cleaning bid, was selected and NVCH assisted him in securing a business license and insurance for janitorial services. Antonio now provides janitorial services at nine of our properties, cleaning community rooms, bathrooms, laundry rooms and removing trash to outside bins...

9 NVCH Properties Recognized as a Community of Quality®

In September the National Affordable Housing Management Association (NAHMA) awarded National Recognition as a Community of Quality® for outstanding management to not just one or two of our properties, but NINE NVCH properties. The nine national recognitions complement the existing two recognitions, bringing our total to eleven properties recognized as a Community of Quality®.

Community of Quality®, a property must receive a high score based on six criteria: Physical Inspections; Employee Credentials; Financial Management; Programs and Services: Endorsements; and Photographs and Reports.

Congratulations to the Maintenance Team, Property Management, Resident Services, Accounting, Compliance, Leadership Team, Administrative Team and Fund Development for their outstanding work in achieving this recognition.

- Continued on page 2

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Now in its 3rd year, our Home Sharing Match-up Program is sponsored by both the City of Napa and the County of Napa, and matches those with an available room (providers) with people needing a place to live (seekers). As this year draws to a close, the Home Sharing Match-up Program is on track to post a 20% increase in matches vs. 2016.

Nationally recognized as an affordable housing opportunity, the program provides individuals with financial relief as well as companionship. It’s a simple idea but with careful screening of both providers and seekers. The best news is that the service is free to all participants.

A wide variety of individuals participate, from single parents, students, working professionals, people with disabilities, someone at risk of homelessness, senior citizens or people simply wishing to share their life and home with others. Both seekers and providers benefit from saving on rent and the possibility of companionship to offset isolation or loneliness of living alone.

One of our home providers is Carol. “It’s been great and worked out fine,” says Carol, who heard about the program through a friend. “I like that the renter has been vetted so I don’t have to worry about having someone with a criminal background in my home. I like that, as a provider, that I’m vetted too.”

That’s an aspect that her seeker, Nan, appreciated. “The process was good and I liked that personal questions were asked. I got to meet the providers first and I could choose who’d be the best fit.” Nan didn’t rush, and met several providers before selecting Carol.

Nan had been away from Napa for 15 years. “The cost of apartments shocked me, but I wanted to live in Napa. I feel grateful,” she says. “I took the time. It was important to see a couple of places and didn’t take the first one.”

Home Share rents typically range from approximately $700 to $1000 per month and are set by the provider. The Home Sharing Match-Up program is available free to people of all ages and backgrounds. It offers additional income for home providers, shares housing expenses (such as mortgage payments), is an alternative to long waiting lists for housing and offers affordable rent for home seekers.
Built in 1971, the 140-unit apartment property Napa Park Homes on Lincoln Avenue in Napa was acquired by NVCH in 1995. At that time, the 18 buildings had started to show their age. In the years since, NVCH has updated failing fixtures, appliances and worn flooring. Siding and new vinyl windows were installed in 2009 but we knew the mature property could only prosper on patchwork fixes for so long.

The lengthy process of entirely rehabbing the development started five years ago. The process was lengthy because financing for the upgrade involved the approval and cooperation of HUD, State Tax Credits and investors for this approximately $80 million rehab. The rehab will include upgraded sewer, water and electricity for the complex along with new HVAC, energy star appliances, non-allergenic flooring, drywall, cabinets and doors for every apartment. The property will be brought up to modern safety standards with the addition of such devices as hard-wired smoke detectors. Fourteen units are to be remodeled to provide complete disabled access. A brand new multi-use Community Center will house offices, meeting spaces and rooms for resident classes.

The project will be done in three phases; all phases require the relocation of about 40 families each time. You probably know how difficult it is to find one apartment to rent in Napa County; can you imagine the process for locating and renting 40? To assist in this temporary re-housing of our residents, NVCH enlisted the aid of relocation consultant Pati Boyle.

Including our General Contractors, Sunseri Construction, we hired an architect, civil engineer, utility designer, soils engineer, environmental consultant, an asbestos abating firm and a construction management team among others to begin the work and prepare reports for our funders and regulators.

Funding sources for this rehab are equity investors WNC, construction lender Umpqua Bank, permanent lender Walker Dunlop and the California Municipal Finance Authority (CMFA).

The first phase is scheduled for completion in the spring of 2018 and the full renovation should take 24 months.

When completed, Napa Park residents will enjoy the new Community Center, attractive landscaping, fresh exteriors, environmentally sensitive interiors, energy efficient heating and air conditioning. Napa Park Homes will be ready to provide a safe, clean and affordable living for at least the next 50 years.

from the PRESIDENT/CEO - Continued from page 1

In those establishments. Our prized vineyards may not be able to hire workers who simply cannot afford to live near their jobs.

NVCH is up for the challenge but we need people like you, who believe in safe, attractive, decent housing for its entire hard-working population. Your donations help us plan, define and build for the future. Your advocacy, whether writing to your elected officials or speaking up at meetings, bolsters our collective support.

You are the ones who shape what is to become of Napa. Honor its past and assure its future by helping Napa Valley Community Housing to provide affordable housing for all. A vibrant community depends upon the diversity of its population.

Thank you and best wishes to you and your families this upcoming holiday season,

Kathleen Dreessen Reynolds, CEO

a. RentJungle.com  b. Realtor.com
NATIONAL ART CONTEST WINNER
LINNEY MENDOZA

Earlier this year, in coordination with the National Association of Housing and Redevelopment Officials (NAHRO) annual art contest, our Resident Services Team held “What Home Means To Me” art classes for our resident youth. NVCH submitted six entries and in September, we received word that one of the entries was selected as a NATIONAL WINNER.

Congratulations goes to Linney Mendoza, age 13, for her artwork!

Linney’s winning artwork was accompanied by her thoughts about

“What Home Means to Me”:

“A home means to me somewhere I express my feelings and know I can be me. Also somewhere I can spend a good time with my family. Where I do what I want and know someone.”

The 12 National Winners will have their artwork featured in the NAHRO 2018 calendar which is shared with all members of Congress, local leaders and the 20,000 NAHRO members.

On your next visit to NVCH’s offices, you'll find Linney’s artwork framed and proudly displayed in the front reception area. Nice work, Linney, we’re proud of you.

RESIDENT DEMOGRAPHICS

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<td>3%</td>
<td>2%</td>
<td>3%</td>
<td>24%</td>
<td>5%</td>
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</table>

Male: 52%, Female: 48%
The NVCH Facilities Department is comprised of a three person roving maintenance team, two painters and six on-site maintenance employees. The team is responsible for maintaining all 617 units on our 18 properties throughout Napa Valley and each year they enter every apartment/house/unit and conduct an annual inspection. During the annual inspection we replace smoke detector batteries, air filters, CO2 detectors (if necessary) and look for and make any needed repairs. Year to date the Facilities Department has completed over 2,105 work orders, replaced 14 water heaters and turned over more than 68 vacant units.

This year, Silverado Creek (102 units) and Magnolia Townhomes (29 units) received new exterior paint and we replaced siding and wood as needed. Silverado Creek also received new signage and a major tree trimming.

The Reserve at Napa, our 117 unit senior residence property, also received new exterior paint as well as a clubhouse renovation which included new paint, carpet and furniture. The motor on The Reserve’s spa was replaced and the spa was plastered and tiled.

Upvalley, four modular homes at Vista del Valle in St. Helena were renovated to include new cabinets, counter tops, flooring, paint and fixtures. All 14 units had front porches replaced and major tree trimming was completed. In Yountville, two of the Mount Avenue Cottages were renovated.

With profound sadness we honor the passing of Steve Bardessono in August of this year.

Steve was a hardworking and inspiring affordable housing advocate and an exceptional person who lived by example and contributed to NVCH’s success in many ways.

Steve’s relationship with NVCH comprised nearly two decades of service as a Board Member and Board Chair on two of our board of directors. Steve also served as a Member and Chairperson of the Town of Yountville Affordable Housing Advisory Committee. This quarter century of service in the affordable housing sector is remarkable, yet Steve’s devotion to affordable housing went beyond his donation of time, energy and board expertise.

Immediately behind the award-winning Bardessono Inn, Restaurant and Spa, is a 25 unit affordable housing property developed and managed by NVCH. The development of Arroyo Grande Villas was made possible by the visionary Bardessono family, who sold the 1.25 acres to NVCH for $1.00 with the sole intent to develop affordable housing. Completed in 2010, Arroyo Grande Villas provides affordable homes to 71 of our 1703 residents, 29 of them minors, all of them examples of Steve Bardessono’s legacy.

We thank the Bardessono family for designating NVCH as a beneficiary and the supporters who donated in Steve’s name.
We are honored, grateful and proud to be one of the 46 nonprofits selected to participate in the 2017 Give!Guide. It’s the Give!Guide’s 5th year and NVCH has been fortunate to participate every year.

The Give!Guide is an online portal (www.napavalleygiveguide.org) and offline catalog publication. The Guide features the good (great!) work of select-ed nonprofits in the community and provides tools for donations to those nonprofits. The minimum $10 donation allows nearly everyone to donate and support any of the participating Napa nonprofits.

Walsh Vineyards Management is once again our Business Partner in this year’s Give!Guide. They’ve supported us previously in the Give!Guide and we are grateful for their sustained support.

This year, Walsh Vineyards Management has generously offered to match the first $1,000 donated to Napa Valley Community Housing.

In addition, this year’s supporters of NVCH’s Big Give gift are Renteria Vineyard Management and Tarla Mediterranean Grill. Two bottles of wine and a Tarla gift certificate will be given to a random Give!Guide donor who makes any online donation to any nonprofit on Saturday, December 9.

Support your local nonprofits this season! It’s easy, it’s fun and in the words of the Give!Guide organization:

“You make a choice. You make a difference. Give!Guide makes it easy.”

10TH ANNUAL GOLF TOURNAMENT

Golf Tourney Gratitude

Our tenth annual golf tourney is in the (golf) bag, pun intended, and because of the collective efforts of our supporters, this year’s tourney was the most successful ever, raising more than $40,000. In the 10 year history of the tournament, we’ve raised over $250,000!

Where do we start with our expressions of gratitude?

Let’s start with Robin Rose, General Manager of Coldwell Banker Brokers of the Valley (CBBOV), who ten years ago proposed this fund raising idea when she was on NVCH’s Board of Directors. Another CBBOV ten year partner, Suzi Hersom, consistently and lovingly cajoles, nudges and provides golfers for our sold out event, as well as securing numerous wine donations through the years.

At this year’s golf tournament award dinner Kathleen Dreessen Renyolds, NVCH’s President and CEO, commemorated CBBOV’s inspiration and ten year support with a presentation of flowers and an etched crystal vase.

But wait, there’s more!

Thanks to ALL of our sponsors, wonderful golfers and behind the scenes partners: Eagle Vines Golf Club, Dan Monez our Master of Ceremonies and Napa Ford who provides the Hole-in-One-Car.

In addition, thanks goes out to the volunteers, NVCH staff, our Accounting Team and Golf Committee who make our tournament a reality year after year.

Mark your calendars
May 16, 2018

11th Annual Golf Tournament

Special thanks to our
MAJOR SPONSORS
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9 YEAR SPONSORS:
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NEW 2017 SPONSORS:
Umpqua Bank
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THANK YOU DONORS!

We appreciate all who support our mission with their contributions and gratefully recognize the donors who made gifts July 1, 2016 - June 30, 2017. We would not be able to do our work without the generosity of our community. Every gift, no matter the size, helps us make Napa County a healthier and more equitable place for all.

We regret any errors or omissions. Please contact us at 707.257.2844 or funddevelopment@nvch.org for corrections.

### $5,000 +
- Wells Fargo Foundation
- Bank of the West
- Umpqua Bank
- Umpqua Foundation
- Rabobank, N.A.
- Kaiser Permanente Napa Solano
- Community Relations
- Anthony R. Torres
- Mechanics Bank
- Anonymous

### $1,00-4,999
- Diane & Scott Brown, Coldwell Banker Brokers of the Valley
- Anita & David Cummings
- Evalyn and Louis Trinchero
- Roger Trinchero
- First Republic Bank
- Walsh Vineyards Management, Inc.
- Honig Vineyard & Winery
- Merritt Community Capital Corp.
- Sunseri Construction Inc.
- Harriman Kinyon Architects
- Lathrop Construction Assoc. Inc.
- coolwell Banker Brokers of the Valley
- Anonymous

### $100-499
- The Men of 100 Men Who Give A Damn About Napa County
- Carlo Rocca & Susan Flagg
- J. Adamson
- Pat & Steve Bardessono
- Janell Bradley
- Mary Jane Fay
- Anthony Ganze
- Diana Griffin
- Bruce & Carole Heid
- Elaine & Bob Hoffman
- Jacqueline Jackson
- Deborah Jaramillo
- Richard Kline
- James Ousman
- Robert & Carolyn Passmore
- Suzy Pratt Anderson, Coldwell Banker Brokers of the Valley
- Jeff & Elaine Siefert
- Loraine & Jack Stuart
- Betty Teller
- Melinda Walker
- Margaret & James Watson
- Van Winder's Garden Center
- Dorothy Ryan
- Blanca Wright
- Devine Paint Center
- Fritz Architecture-Urbanism
- The Payroll Factory
- Bank of Napa
- Linda Jesmok
- Colleen May
- Kathi Metro
- Betsy TerAvest
- Sharon Macklin
- Dependable Septic Systems of Napa

### Under $100
- Gayle Bray
- Linda Dietiker-Yolo
- Camille Kajjankoski
- John Lansingham
- Harriet and Marty Spitz
- Lora Engle
- Jo Ann Adorno Ferguson
- Ginny Simms
- Grania Lindberg
- Jessie Quiqley
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- Marilyne and Frank Dahl
- Molly Peck
- Susan Sandler
- Marilyn Soulsburg
- Ellen Wulf
- Kathleen Dreessen Renyolds of Heritage Sotheby's
- Tracy Kurz
- Tracy Lamb
- Jerry Lampre
- Jay McDonough
- Michael Moffett
- Judith Naimo
- Teri and David Price

### Under $500
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- James & Suzanne Bronk
- Carol DeBell
- Elaine & David Freed
- Judith Myers
- Gubb & Barshay LLC
- Napa Jet Center
- KMA Limo
- Bank of Napa
- Melissa Bradley Real Estate, Inc.

### Under $100
- Marianne Healer
- Tom Narasky
- Allen Ray
- Gary Rose
- Phil Stoddard
- Dan TerAvest
- James Blake
- Tierney/Figueiredo Architects
- Wine Valley Insurance
- Bank of Marin

### Under $500
- Ascension Benefits & Insurance Solutions
- Jones Hall, A Professional Law Corporation
- Hudson & Luros LLP
- Suzi Herson
- Fernando Flooring
- Robin Rose
- Fix It With Drew
- Old Republic Title Company
- Tracy Schulze
- Aida Morgan
- National Tenant Network
- Julia B. Larsen
- Mortgage Solutions
- The Payroll Factory
- J-K Moving Systems, Inc.
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- Drane Johnson
- Merritt Community Capital Corp.
- Pat and Steve Bardessono
- Benchmark Mortgage
- State Farm Insurance
- A & F Electric, Inc.
- Stephanie Van Zandt
- Kimberly Menager
- Aaron Anderson
- Michael Backhus
- Danielle Barreca
- Kim Cappelle
- Mike Cesmat
- Karen and Greg Crouse
- Jeffrey Dennis
- Kathleen Dreessen Reynolds and Bruce Reynolds
- Jerry Gossett
- Les Grayson
- Hanson Construction
- Lowell Black & Assoc. Inc.
- Tracy Lamb
- Jerry Lampre
- Jay McDonough
- Michael Moffett
- Judith Naimo
- Teri and David Price

### Under $500
- Avi Strugo
- Robin Torp
- Leslie Tschida
- Jan Wamsley
- Tracy Warr
- David Wright
- Branagan Insurance Services
- Buresh Properties
- Gaggetta Liquid Transfer
- Extreme Steam Carpet Cleaning
- Eric Sherwood Construction
- Jeff Dodd
- Gena Allen
- Tammy Manning
- Tary E. Salinger
- Nancy Tamarisk
- Richard and Stephanie Van Zandt of Heritage Sotheby’s International Realty
- Napa Jet Center
- Anonymous (4)
OUR MISSION

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

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National Art Contest Winner
Facilities Department
In Memory of Steve Bardessono
The 2017 Give!Guide
10th Annual Golf Tournament
THANK YOU DONORS!

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