FORMER RESIDENT PROFILE:
MIRIAM VISTA DEL VALLE

Miriam's father, Honorio, had a strong work ethic in the Napa vineyards and his dream was to own his own wine business. Unfortunately, Honorio died before he realized his dream but his daughter, Miriam, who inherited Honorio’s work ethic, made his dream a reality.

A hint of Miriam’s drive and passion started at the young age of 10, when Miriam provided English/Spanish translation services for the Buckhorn Trailer Park community in St. Helena. Her family lived there as Napa Valley Community Housing purchased Buckhorn and evolved it from worn-down trailers to modular homes and gave it a new name, Vista del Valle (VDV).

At age 12, Miriam suggested to her father’s boss that she could babysit his two little girls. His boss agreed, and Miriam and his two girls soon became known as the “Three Musketeers.” They did everything together and Miriam refers to the acclaimed vintner, Chuck Wagner, as her first Earth Angel.

Earth Angel #2 came in the form of Charlotte Wagner, Chuck’s wife, who took Miriam under her wing and taught her payroll and bookkeeping at Caymus Vineyards.

Charlotte was also instrumental in encouraging Miriam to pursue a college education beyond Napa Valley College which Miriam did, completing a Bachelor of Arts in Business Management at St. Mary’s College.

Miriam met her husband, Juan, who earned his wine chops working at Ca’ Momi Winery for ten years before he and Miriam realized Honorio’s dream and opened their own wine business, Honrama Cellars in 2008.

Honrama is named after Miriam’s father, Honorio Ramirez Mata, and is “A Celebration of Opportunity, Labor, Resolve, and the Bond of Generations.”

www.honramacellars.com
A new NVCH scholarship program awarded scholarships earlier this year to four amazing young adult residents. The aid will help our residents in their pursuit of their scholastic dreams at Napa Valley College (3) and California State University Chico. Candidates were required to be NVCH residents and demonstrate academic proficiency as well as involvement in their school and community.

Every scholarship recipient credited their parents’ hard work, encouragement and sacrifice as motivation to pursue additional education beyond high school.

NVCH’s 2020 Scholarship Program will start accepting applications from qualified NVCH residents in early 2020. Please contact: funddevelopment@nvch.org if you’re interested in supporting this new scholarship program.

In partnership with OLE Health, NVCH hosted pop-up health fairs for our residents at two of our properties. By hosting these fairs on-site, transportation, scheduling and language barriers were removed and our residents were able to get free health screenings. Medical professionals were on hand to answer questions and on-site child care was provided - via games and face painting – allowing busy parents to talk with health care professionals in a familiar, comfortable and convenient community.

Additionally, NVCH, with the financial support of Napa County, also produced two mental health fairs in the month of May, Mental Health Awareness Month. Eleven Local agencies such as Menti, Napa NEWS, Parents CAN, COPE Family Center, St. Joseph Queen of the Valley, Lilliput, On the Move and Puertas Abiertas participated and children were entertained with games while questions about mental health and available services were answered at tables and in an organized Q & A.

Last year, NVCH received a 2018-19 grant from the Kaiser Permanente Northern California Community Benefit Program for a new Vidas Activas program which focused on HEAL: Healthy Eating Active Living. NVCH was happy to report out that 1300 of our residents were aware of the new program and we had 162 active participants.

Inspired by the focus on healthy living, our Resident Services Team also implemented a new mental health program with 52 participants. Additionally, a new “Heart Walk” was recently started at one of our properties. It’s a minimum one hour walk done five days a week, and it meets the residents’ social, cultural and physical needs. The residents are motivated to continue their healthy lifestyles on their own which is exactly the outcome we were hoping for with the conclusion of Vidas Activas. Thanks to Kaiser Permanente for their support in our residents’ well being!
At long last, the rehabilitated Napa Park Homes held its grand re-opening this October. Built in 1971, this 140-unit apartment property on Lincoln Avenue in Napa was acquired by NVCH in 1995. Even by then the 18 buildings had started to show their age. In the years since, NVCH had updated failing fixtures, appliances and worn flooring. Siding and new vinyl windows were installed in 2009 but we knew the mature property could prosper on patchwork fixes for only so long.

NVCH started the lengthy process of entirely rehabbing the development seven years ago. This included upgraded sewer, water and electricity for the complex along with new HVAC, energy star appliances, environmentally sensitive interiors, drywall, cabinets and doors for every apartment. The property was brought up to modern safety standards with the addition of such devices as hard-wired smoke detectors, energy efficient heating and air conditioning. Fourteen units were remodeled to provide disabled access. A new multi-use Community Center houses offices, meeting spaces and rooms for resident classes. 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 project was done in three phases; all requiring the relocation of about 40 families during each phase. 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 or more?

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. With our NVCH team, they also helped prepare the numerous required reports for our funders and regulators.

Funding sources for this rehab were equity investor WNC, construction lender Umpqua Bank, permanent lender Walker Dunlop and the California Municipal Finance Authority (CMFA). Our civic partners included the City of Napa, the Housing Authority of the City of Napa, Napa Sanitation District and the City of Napa Water Division.

Napa Park Homes residents now enjoy the new Community Center, attractive landscaping and fresh exteriors and stands ready to provide safe, clean and affordable living for at least the next 50 years.

Thank you to all who made this possible.
**PETE**  
Whistle Stop Townhomes | Napa

Clean and sober for the last 13 years, life hasn’t always been easy for Pete Duenas. Pete’s wife worked the night shift at Target while Pete slept in their car. When she got off work, they went to HOPE Center to shower and Pete went to work while she slept. They were homeless, sleeping on the streets, working and had nearly lost their children when they heard about NVCH from COPE Family Services.

With a place to call home at NVCH’s Whistle Stop Townhomes, Pete’s family found a safe place, stability and made regular rent payments. After two years, they moved to Pecan Court, another NVCH property, where for five years they worked, paid rent and saved enough money to buy his parents’ home from his sister.

Today, Pete is the Kitchen Coordinator at the South Napa Shelter. He picks up food from the Food Bank, processes donations which come in and preps and serves breakfast and lunch, and preps dinner before he departs for the day.

Additionally, Pete also started a nonprofit called Team HOPE. In August, Team HOPE sponsored 24 kids for Back to School shopping and has also sponsored Shop with a Cop events during the holidays.

Pete Duenas, a clean and sober role model giving back to the community.

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**JO**  
The Reserve | Napa

Meet Jo Moore, a walking talking dynamo and resident at The Reserve. Born in Texas, she’s lived in Colorado, Florida, Arizona and California and this is her life:

Nonprofit Board Member at OLE Health  
Member: Housing Committee, City of Napa  
Cancer Survivor  
Wife  
Mother  
Swim Coach  
Scuba Instructor  
Licensed Boat Captain  
Sailing Instructor  
Canoeing Instructor  
Sales Representative for Christian Dior Eye Ware  
Hostess & Waitress  
Sister  
Master Gardener  
Dirt Diva  
Certified Nursing Assistant, CNA, Certified at age 60  
Home Health Associate  
Grandmother  
Poker Player

**Three words to describe your life?** “Can’t sit still.”  

**Your greatest joy?** Gardening and people.  

**Home means….** “everybody needs a port in life, a shelter, then you can expand to getting a job once things are in place.”

Jo Moore, keep up the great work, you’re an inspiration!
Three years ago Maria made the brave decision to leave her abusive husband. She had no money, job, car or family. Maria learned about NEWS (Domestic Violence & Sexual Abuse Services) and she calls her NEWS case worker, Alejandra, one of her angels.

NEWS referred Maria to NVCH’s Home Sharing Match-Up program where she met Blanca, our Home Sharing Coordinator, who Maria also calls her angel.

Blanca first matched Maria with a home which didn’t require rent in exchange for the care of an elder. Eventually, the gentleman died; Blanca then matched Maria with a home which charged rent but didn’t require any of Maria’s services. Maria was able to pay for rent since she is now working at the Immigration Institute of the Bay Area (IIBA) as a bi-lingual Administrative Assistant.

Fast forward to Blanca’s third Home Sharing match for Maria who now lives in a home which has reduced rent in exchange for assistance with a person with mild dementia.

Maria’s goals are to save money, get a place of her own and give back to the community, especially women in abusive relationships. “It’s a personal struggle and you can do it!”

For the last ten years Leo, 17, Erik, 13, and Isaac, six years old, have enjoyed living in a safe, clean NVCH home with their mother and father. Their mother, Carosol, appreciates the quiet neighborhood, friendly neighbors and proximity to schools.

Carosol is busy raising three active sons and still makes time for her GED studies AND volunteers teaching sewing and art classes at the VonBrandt Neighborhood Center and other NVCH properties.

When asked to describe her NVCH Resident Services Coordinator in one word, Carosol smiled and quickly said, “Amazing.”

Her older sons were then asked to describe each other in one word; there was a long pause, careful consideration and then Leo, the oldest, described Erik with a hyphenated word, “brotherly-love” and Erik described Leo as “persistent.”

Isaac, the youngest, described his Mother in one lovely word: “bien” (good).
WE CAN DO ALL OF THIS

COMMUNITY SUPPORT

PETER A. & VERNICE H.
GASSER FOUNDATION

Last year, the Gasser Foundation provided a grant towards the purchase of a new maintenance truck. Our trucks were 11-24 years old and when you’re maintaining 19 properties with a myriad of maintenance needs up and down the valley, reliable transportation is critical. Our new-to-us truck is beautiful, not to mention highly functional.

This year the Gasser Foundation continued their support of NVCH by providing funds for the repair of stairs at our Vista del Valle (VDV) property. Next year’s photo thanking the Gasser Foundation may not be as eye-catching as this year’s sweet ride but for the residents at VDV, the new stairs are just as vital.

Thank you Gasser Foundation for your continued support!

EXPENSES

<table>
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<tr>
<th>Expenses</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Services</td>
<td>19%</td>
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<tr>
<td>Housing Development</td>
<td>6%</td>
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<tr>
<td>Administration</td>
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The GiveGuide started seven years ago and each year NVCH has been selected to participate. Thank you, GiveGuide, we are honored and appreciate your support!

This year our Business Partners, Renteria Vineyard Management and the Bank of Marin, have once again stepped up to kick off our campaign with a $1000 matching funds donation. Their support at the start creates critical momentum for the balance of the campaign.

Our Big Give Incentive Prize this year is a gift certificate from Tarla Mediterranean Grill and 2 bottles of Honrama Cellars 2014 Cabernet Sauvignon donated by Miriam Puentes (see the front cover for Miriam’s inspiring story). Any GiveGuide donor contributing to any GiveGuide nonprofit has a chance to win the Big Give Incentive Prizes donated by participating nonprofits.

And finally, a BIG thank you to all our GiveGuide donors; you surprise us each and every year and we’re looking forward to the November 1- December 31, 2019 GiveGuide season!

12TH ANNUAL Golf Tournament

It was a cloudy day and a little rainy, okay...maybe it was really rainy towards the end of play, and it was simply an amazing day for our 12th Annual Golf Tournament.

Because of your generosity, we set another record for the proceeds. Amazing.

Our co-chairs Robin Rose and Suzi Hersom of Coldwell Banker Brokers of the Valley, managed the Eagle Vines Golf Club negotiations and golfers for the 12th straight year. Amazing.

Six major sponsors have supported us every, single year. Amazing.

Six more major sponsors have supported us over ten years. Amazing.

We had seven new sponsors this year, one was a Tournament Sponsor. Amazing.

The silent auction produced by the NVCH Team had the greatest amount of donations and auction lots this year. Amazing.


Our tournament could not take place without the support of our golfers, Hole Sponsors, Tee Sponsors, Donors and Volunteers. Our heartfelt thanks goes to all who participated, donated and supported the tournament. Thank you.

SAVE THE DATE!
13th Annual Golf Tournament! | May 13, 2020
THANKS TO YOU

We appreciate all who support our mission with their contributions and gratefully recognize the donors who made gifts July 1, 2018 - June 30, 2019. 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.

<table>
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<tr>
<th>$10,000 +</th>
<th>Kaiser Permanente Northern California Community Benefit Programs</th>
<th>Wells Fargo Foundation</th>
<th>Peter A. and Vernice H. Gasser Foundation</th>
<th>NVCH’s Angel</th>
<th>Bank of America Charitable Foundation, Inc.</th>
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<td>Under $100</td>
<td>Marilyn Soulsburg</td>
<td>Loraine and Jack Stuart</td>
<td>Mary Ward Smith</td>
<td>Borden Wright</td>
<td>Relation Insurance Services</td>
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OUR MISSION

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

OUR PROPERTIES

ST HELENA
- 1 PROPERTY

YOUNTVILLE
- 4 PROPERTIES

NAPA
- 14 PROPERTIES

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WE SERVE: Our Community ................................... 4 & 5
We can do this because of YOU......................... 6 & 7

19 PROPERTIES

506 UNITS

1865 RESIDENTS

3175 FAMILIES ON WAIT LISTS