

2019 ANNUAL REPORT



NVCH.ORG

from the **PRESIDENT/CEO**



As we near the end of another year, the NVCH Team can't help but be proud of our residents who successfully overcame challenges in their lives, a few of whom you'll learn about in this report. Many of these productive changes came about with help from our Resident Services Department, our Home Share Match-Up Coordinator

and the rest of our staff. We're justifiably proud of these folks as well.

One group which often gets overlooked is our hard-working Maintenance Crew. They labor behind the scenes patching, painting, replacing parts and repairing mechanisms that keep our properties attractive and safe. NVCH strives to always provide high quality housing for our residents.

We adhere to strict building and maintenance codes required by our City, County and many diverse funders. For 42 years, NVCH has received excellence in performance ratings during inspections by these regulators.

The most arduous of these inspections is done by HUD's Real Estate Assessment Center (REAC), which evaluates properties they have funded. NVCH has three of these HUD properties, including the newly rehabbed Napa Park Homes, which you'll read about on Page 3.

Because of the continual awareness and attention to detail required by this particular inspection, NVCH worked with a REAC consultant who, over a three-day training, assessed those communities and advised maintenance and property managers of any possible deficiencies. The rules and ratings can change every year so the consultants suggested recommended repairs, all of which were noted and some corrected on the spot.

To continue providing Napa with such a high standard of affordable homes, we need your help. Please consider a year-end donation to help us fund the wonderful activities NVCH provides to its residents and this county.

I know you'll enjoy this issue and hearing about the people of NVCH. We look forward to hearing from YOU.

Sincere thanks for your generosity,



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

WE PROVIDE

NVCH Scholarship Program

"..my motivation is my parents because I always take into consideration that they came from another country to give me a better life and to have a better education..."

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 Mentis, 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!

2019

Classes Offered **985**
For Residents

MADE **976**
REFERRALS

To Outside Resources

Collaborated with **103**
Agencies & Nonprofits

WE BUILT

COMPLETION OF NAPA PARK HOMES REHAB



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.

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!

ALL OUR RESIDENTS

MARIA

NVCH Home Sharing Match Up



Blanca and Maria. (L to R)

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!"

CAROSOL

Oran Court | Napa



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."

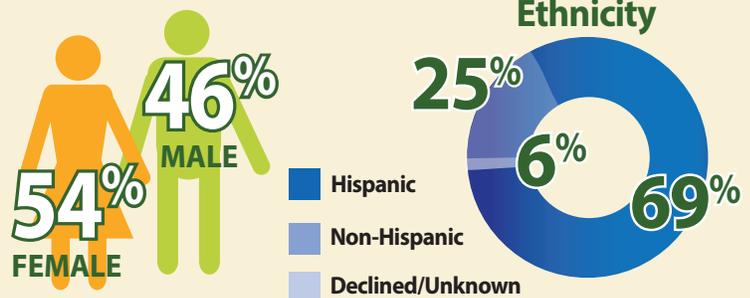
Her older sons were then asked to describe each other in one word; there was a long pause, careful consideration and then Leo, the oldest, described Erik with a hyphenated word, "brotherly-love" and Erik described Leo as "persistent."

Isaac, the youngest, described his Mother in one lovely word: "bien" (good).

RESIDENTS' INCOME



Adjusted Median Income (AMI) for Napa County: \$88,500



WE CAN DO ALL OF THIS

COMMUNITY SUPPORT

PETER A. & VERNICE H. GASSER FOUNDATION

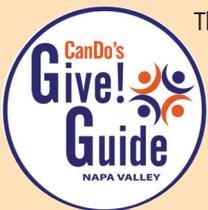
Last year, the Gasser Foundation provided a grant towards the purchase of a new maintenance truck. Our trucks were 11-24 years old and when you're maintaining 19 properties with a myriad of maintenance needs up and down the valley, reliable transportation is critical. Our new-to-us truck is beautiful, 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



The *Give!Guide* started seven years ago and each year NVCH has been selected to participate.

Thank you, *Give!Guide*, 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 *Give!Guide* donor contributing to any *Give!Guide* nonprofit has a chance to win the Big Give Incentive Prizes donated by participating nonprofits.

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



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.

Thank you to Tournament Sponsors Anthony R. Torres, Mechanics Bank, Umpqua Bank and Inland Business for your support. We're also grateful for other Major Sponsors Pound Management, Harriman Kinyon Architects, Napa Valley Financial, Jeffrey Gray Plumbing, Trinchero Family Estates, Coldwell Banker, Poppy Bank, Silicon Valley Bank, The Doctors Company, RSA+, Renteria Vineyard Management, Sunseri Construction, RGH Consultants, Napa Valley Financial.

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.

\$10,000 +

Kaiser Permanente Northern California Community Benefit Programs
Wells Fargo Foundation
Peter A. and Vernice H. Gasser Foundation
NVCH's Angel
Bank of America Charitable Foundation, Inc.

\$5,000 - 9,999

U.S. Bank
Mechanics Bank
Anthony R. Torres
Umpqua Bank
Inland Business Systems
Rabobank, N.A.
Center for Volunteer & Nonprofit Leadership

\$1,000 - 4,999

Anonymous
Garvey Family Vineyards
RGH Consultants
Napa Valley Financial
Pound Management Inc.
Renteria Vineyard Management
Poppy Bank
Whole Foods Market Northern California & Reno
Alkar Human Resources
The Doctors Company
Jeffrey Gray Plumbing
Silicon Valley Bank
RSA+
Trinchero Family Estates
Christopher Reiter
Harriman Kinyon Architects
Sunseri Construction Inc.
Anita and David Cummings
Mary Jane Fay
Richard C. & Jacqueline E. Murray

\$500 - 999

Robin Rose
Kelly Moore Paint
Betsy & Dan TerAvest
Avi Strugo

WNC
Tierney/Figueiredo Architects
Lathrop Construction Associates Inc.
Paola Saldana
Walmart
Tom Narasky
Sisemore Insurance Services
Patricia Bardesson
Logan Songer Brokerage
KMA Limo
James and Suzanne Bronk
Harriet and Marty Spitz
Fernando Flooring
Diane and Scott Brown
DBSA
David Hobaugh
Bank of Marin

\$100 - 499

Fidelity National Title
Gubb & Barshay LLC
Jones Hall, A Professional Law Corporation
PoolCraft, Inc.
State Farm Insurance
George Petersen & Associates,
Northwest Insurance Agency, Inc.
Wilbur-Ellis
Brightview Tree Care Services
Hudson & Luros, LLP
Napa Recycling and Waste Services
Kris Chun
Fix It With Drew
Suzi Hersom
Pan American Insurance
Old Republic Title Company
Jennifer & Robert Blevans
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Terrie and David Price
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Sotheby's International Realty
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Insight Screening Solutions
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Aaron Anderson
Michael Backhus
Karen and Greg Crouse
Renee Diekroetger
Janice and Michael Gourley
Les Grayson
Jay Hanson
Jerry Lampe
Aida Morgan
Jan Wamsley
Tracy Warr
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David Wright
Buresh Properties
Gaggetta Liquid Transfer
Mortgage Solutions
Christophe Jaurique
Kathleen Boe
Marilyne and Francis Dahl
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Vicki Green
Bill Imada
Jacqueline Jackson
Christina Jennings
Linda Jesmok
Jennifer Lamb
Damian May
Patricia McCard
Kathi Metro

Marilyn Soulsburg
Loraine and Jack Stuart
Mary Ward Smith
Borden Wright
Relation Insurance Services

Under \$100

Hilda Hensley
Kirk Spector
Coast Landscape Management
Maravilla Insurance Agency
Lynda Deus
Bruna Nieri
Van Winden's Garden Center
Brian Bordona
Alli Pena
Charles Slutzkin
Steve and Janell Bradley
Gayle Adamowicz Bray
Wendy Cole
Linda Methven
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John Thorngate
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Michele Williams
Jane Zastrow
Lynne Baker
Joan Foresman
Hilary Zunin
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Sarah Galczynski
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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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