

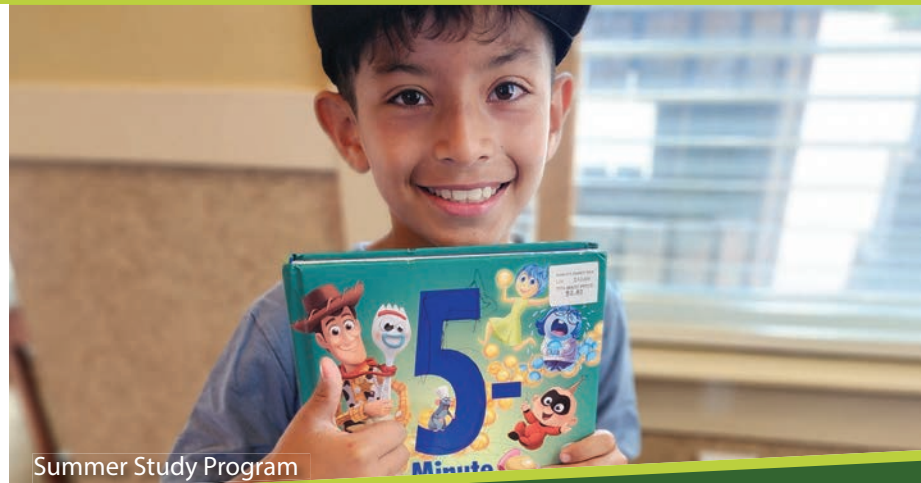
# 2023 ANNUAL REPORT



NVCH.ORG



Congressman Mike Thompson & Residents

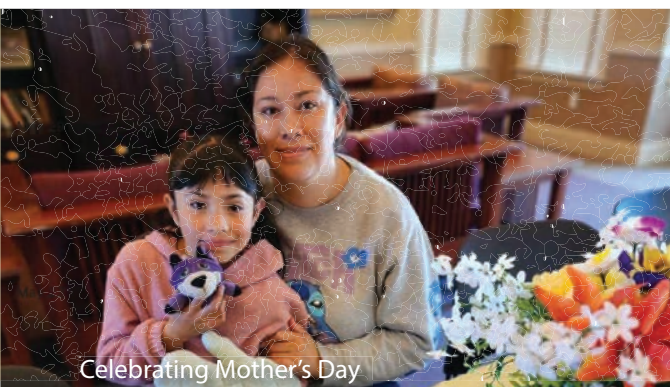


Summer Study Program

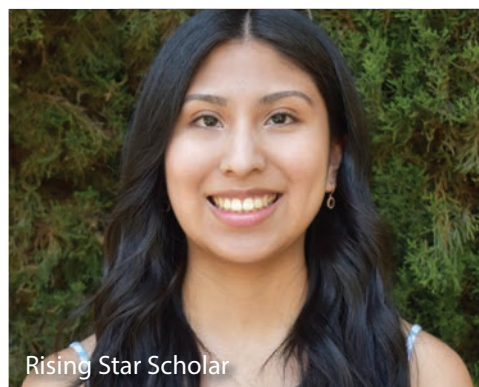
*We Believe!*  
**EVERYONE NEEDS A HOME**



NVCH Team at 100 Women Who Care Event



Celebrating Mother's Day



Rising Star Scholar



Crafts for Valentine's Day



## SUSTAINABLE construction

The EPA defines sustainability as an ability “to create and maintain the conditions under which humans and nature can exist in productive harmony to support present and future generations.”

At NVCH, we target sustainability goals above and beyond what building codes require. Here are some examples:

### SITES:

- We prioritize infill developments with existing infrastructure and resident amenities (public parks, stores, restaurants, schools, bus routes)
- Developments minimize non-porous hard surfaces which reduce storm runoffs
- Housing near work centers provides a huge climate benefit by allowing people to live where they work and reduce transportation emissions
- Site lighting utilizes “night sky” cutoff shielding with timers, motion sensors or photocell controls
- Landscape plans preserve existing landscape as much as possible while adding low water native and non-invasive species with drip irrigation
- Bicycle parking/storage provided

### UNITS:

- Non-toxic interior finishes such as low or zero VOC paint, non off-gassing flooring products, formaldehyde-free glues, etc.
- Interior lighting with LED/high efficacy fixtures with occupancy sensors or similar controls.
- Low water usage faucets and toilets
- Energy-Star rated appliances
- High efficiency tank water heaters
- Mini-splits (electric powered heat technology utilizing in-room units) for heating and air conditioning

## BUILDING A MORE SUSTAINABLE FUTURE



Did you know? Oak Creek Terrace Apartments in Napa and Arroyo Grande Villas in Yountville already have solar installations which power the common areas such as parking lots, community rooms, laundry rooms, and offices. Today, we are taking solar a step further and have partnered with Sunrun to bring solar power and reduced electrical bills to nine of our properties benefiting our residents as well as the common areas. Having solar power is not only beneficial for the community and sustainability, but it also directly impacts our residents' monthly expenses by reducing their electric bills.

The safety and well-being of our residents and staff became our main priority during the COVID years, causing the 2020 Sunrun project to be placed on hold. Now we are thrilled to announce the restart of the solar project. Nine of our properties meet the necessary installation criteria and we anticipate their completion and operation in 2024.

We want to highlight some key aspects of our partnership with Sunrun which make

it even more beneficial for NVCH and our residents. First, there are no capital costs to NVCH, meaning we can implement this eco-friendly solution without any financial burden. Additionally, Sunrun provides a 20-year guarantee for system production, giving us peace of mind and ensuring the continued performance of the solar installations. Furthermore, Sunrun also offers a warranty for the roof against leaks throughout the entire agreement term. Finally, all ongoing system operations and maintenance will be expertly handled by Sunrun, allowing us to focus on our goal of providing comfortable, affordable and sustainable living spaces for our residents.

With this partnership, we are not only investing in our properties' eco-friendliness but also prioritizing the financial well-being of our residents. By harnessing the power of the sun and reducing our reliance on traditional energy sources, we are paving the way for a greener and more sustainable future.

# NEW WORKFORCE COMMUNITY

Recognizing the dire need for affordable workforce housing in the City of Napa, the Napa First United Methodist Church (NFUMC) is partnering with Napa Valley Community Housing (NVCH) and Burbank Housing (Burbank) to design and build a workforce housing community on the NFUMC property. The property, located in the heart of downtown Napa at 625 Randolph Street, is near services, transit, jobs, schools, and parks making it a key opportunity site for workforce housing.

According to NFUMC's Pastor, Marylee Sheffer, "NFUMC believes housing is a basic human need. Without housing security, it is difficult for individuals to meet their other basic human needs. A roof over one's head provides the stability and security needed to thrive, to raise a family, to work in local businesses, to ensure children can attend local schools and be a part of our beautiful community."

NFUMC gathered a team of individuals from the congregation, aptly named the Transformation Team, to oversee the project. Dave Whitmer, the Transformation Team Lead, expressed excitement in partnering with NVCH and Burbank. "Both Burbank and NVCH have

extensive experience working in our local community. We feel we have the best team possible to make something truly incredible happen in downtown Napa!"

The new community is envisioned to include approximately 46 workforce rental apartments as well as indoor community spaces, outdoor play areas and associated parking and landscaping. The historic church sanctuary, known for its wonderful acoustics and Sunday services, will remain untouched. Nearly 6,000 square feet of space in the new community is anticipated to be shared with NFUMC, to support congregation activities and help address community needs.

An open house for NFUMC congregation members was held in October. Following the input received from the congregation, the preliminary design will be refined and presented to the NFUMC Board of Trustees for approval to move forward. Once received, the project team will begin to outreach to our immediate neighbors, as well as the broader community and City Staff, to ensure ample opportunity is provided to obtain input and feedback on the project concept.

## from the PRESIDENT/CEO

*This letter is dedicated to Michele Williams, a cherished member of our NVCH family, who tragically passed away on July 15th.*



*Michele had recently celebrated her 25th work anniversary with NVCH, a milestone which exemplified her unwavering dedication and commitment to our mission.*

*Our mission to provide new affordable housing has encountered its fair share of obstacles including rising construction costs, soaring interest rates and increased competition for funding. Despite these challenges, we remain committed to expanding our efforts and we are excited to announce that we have over 200 units across Napa County in our development pipeline.*

*Our dedicated NVCH team continues to work tirelessly to build and manage homes and help our residents navigate economic challenges. I want to express my deepest gratitude to our supporters, partners, volunteers and the incredible team that makes our mission a reality. Together, we can create lasting change and brighter futures for the families we serve.*

*Looking ahead, we are determined to create avenues for our residents to lower their living costs and improve their economic prospects, with the ultimate goal of transitioning from affordable housing to market-rate housing or homeownership. Part of our long-term strategy involves enhancing energy and water efficiency at our existing properties. In this report, we are proud to highlight our efforts to introduce solar power to many of our older properties, reducing utility costs for our residents.*

*In honor of Michele, let us carry forward her spirit of dedication and love as we work tirelessly to fulfill our mission. Thank you for your unwavering support. Sincerely,*

*~ Erica Roetman Sklar*







Ofelia

Imagine this: You find yourself in a doctor's office, trying to understand what is happening, but feeling lost. That was the situation Ofelia Diaz found herself in, when her son broke his leg during a Napa High School football game. Determined to overcome language barriers and achieve her goals, Ofelia embarked on a journey to earn a high school equivalency credential during the pandemic.

In August 2021, Ofelia began attending virtual GED classes. Graduating just five months later in December 2021, she accomplished this impressive feat. But how did she manage to complete the program in such a short period of time?

As it turns out, Ofelia was not only attending GED classes, but also studying at a Mexican university through virtual courses. Her ambition knows no bounds. She aspires to graduate from the university with a degree focused on business and accounting by the end of 2025. Additionally, she continues to prioritize improving her English language skills by taking Saturday English classes at Napa Valley College

But Ofelia's responsibilities do not end there, she also devotes herself to raising her four children, ages 5-16, who are the greatest joy in her life.

Ofelia's drive and determination to pursue her education, overcome language barriers, and raise a family is truly inspiring and serves as a shining example to all of us.



Consuelo

Consuelo, a resident at Napa Park Homes for almost thirty years, is a beloved member of the community. She drives her sister to dialysis treatments and drives other residents to their medical appointments, grocery shopping, and various errands.

When Consuelo's driver's license was due to expire in July, she went to the DMV in June to take the written test and renew her license. She did not pass. Undeterred, Consuelo obtained a temporary driver's license and decided to try again in mid-July. However, she faced the same disappointing result.

Concerned about her responsibilities as a driver for her sister and neighbors, Consuelo sought assistance from Norma, our amazing Resident Services Coordinator. Recognizing that Consuelo was comfortable using her phone but not a computer, Norma uploaded an application for practice tests onto Consuelo's phone. Consuelo took the test again with the same results.

Norma's support and determination didn't end there. Norma downloaded and printed practice tests from the computer for Consuelo, and held numerous study sessions to help Consuelo build her knowledge and confidence. Armed with more practice and newfound confidence, Consuelo and Norma went to the DMV for the fourth test and....passed!

This heartwarming story showcases the dedication and resourcefulness of our Resident Services Team who provide a range of services and programs to help our residents thrive and live their best lives.

RESIDENTS' AGES

**34%**  
0-17  
YEARS

**20%**  
18-24  
YEARS

**40%**  
25-64  
YEARS

**6%**  
65+  
YEARS



Carol

Thanks to NVCH's Home Sharing program, Carol now has a serene and private room where she can enjoy daily morning meditations and her own music. In exchange for reasonable rent, Carol also provides light housekeeping for the 70+ year old Home Provider, who was previously feeling isolated and lonely as a widow. This mutually beneficial arrangement is truly a win-win.

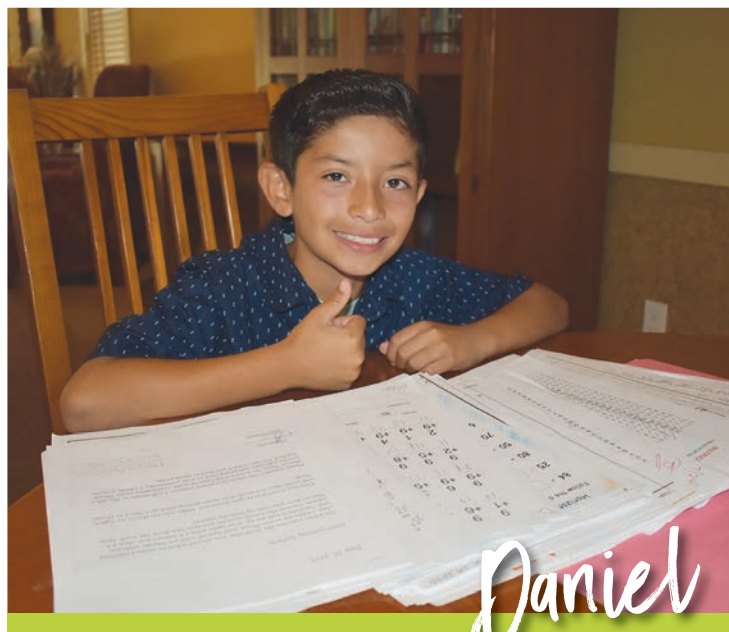
But wait, it gets even better...

Blanca, our talented Home Sharing Coordinator, found a separate Home Sharing arrangement for Carol's son. With a stable place to live, he is now has a job and is thriving as a full-time student at Napa Valley College. This additional success makes it a win-win-win situation for all!

Carol grew up in Pope Valley and attended St. Helena High School. She pursued horticulture studies at Napa Valley College and worked in Washington DC and then Fairbanks, Alaska for twelve years.

Inspired by her sister, Carol became a certified massage therapist and for the past fifteen years has been working for a company with regular clients. Unfortunately, the high rents in Napa Valley made it difficult for her to find suitable housing and she ended up sharing a noisy room with three other women for seven months.

Now, Carol's mornings begin with peaceful meditations and she praises Home Sharing as a "beautiful program that truly caters to individual needs and personalizes the matches."



Daniel

Meet Daniel, a spirited 9-year-old who didn't achieve the academic progress his parents had hoped for at the end of the 2022-2023 school year. Thanks to the efforts of our proactive Resident Services Coordinator, Daisy, Daniel was able to turn his situation around. Daisy researched educational materials, enlisted the support of a volunteer to personally mentor Daniel throughout the summer, and coordinated study sessions with Daniel's parents.

With unwavering support from his parents, mentor, and Daisy, Daniel demonstrated his commitment by showing up every day to improve his math, reading, and writing skills. The results were nothing short of astounding. Initially, Daniel could accurately answer only 40 out of 100 multiplication questions within 6 minutes. By the conclusion of the summer program, Daniel correctly answered all 100 questions in less than 5 minutes.

Moreover, Daniel's penmanship flourished throughout this program. In an era where everything is done on computers, the development of writing skills often falls behind. Recognizing this need in Daniel, Daisy strategized and enhanced his writing abilities tremendously.

Daniel started 3rd grade this fall and his first day at school was "fun, really fun." He liked that he was learning "times" (multiplication) and his penmanship was "way better." Daniel's remarkable progress has garnered attention among his peers and an increasing number of NVCH parents have expressed interest in participating in the program.

Congratulations Daniel! We celebrate you!



# WE CAN DO ALL OF THIS

## 100 Women Who Care

about Napa County

100 Women Who Care, a women's giving circle in Napa County, held their summer event which brought together NVCH and two other notable nonprofits to showcase their work. Each nonprofit was

given a mere 5 minutes to captivate the audience with their mission and accomplishments.

Georgina Enriquez, our wonderful Neighborhood Center Resident Services Coordinator, took the stage and shared an incredible and heart-warming story which illustrated the profound impact Resident Services classes had on an individual.

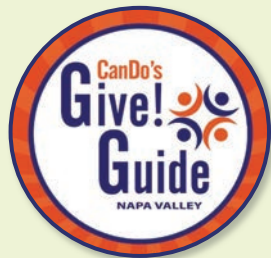
Following the presentations, the 100 Women Who Care voted to decide which organization would receive their collective donation of \$10,000 (each member contributes \$100). Gina's storytelling prowess left a lasting mark on the hearts of the members and NVCH emerged as the winner, securing the coveted \$10,000 prize!

## Sustaining Supporters



### Our 11th Give!Guide

We are thrilled to announce that NVCH has once again been selected to participate in the CanDo Give!Guide for the eleventh year in a row! We are incredibly honored and we're excited to make this our most successful year yet.



Our fundraising focus is our exceptional Resident Services Team – after all, we build affordable homes AND we build families! Our team works tirelessly to provide our residents with valuable classes, workshops, and community connections which empower residents to improve their lives and achieve their personal goals.

The Give!Guide runs November 1 until midnight on December 31, 2023, and online donations are accepted at [candogiveguide.org](http://candogiveguide.org).

Please join us in supporting the important work of NVCH and help us make a difference in the lives of those we serve.



We recognized ten exceptional Rising Star Scholars at our 2nd annual Rising Star Scholarship Award Event held May 2023. These remarkable individuals are pursuing studies in immigration law, graphic design, the FBI, nursing, physician assistant, auto technician, attorney, criminal justice, communications/public relations, and marketing/entrepreneurship. The awards were presented by our Super Star Sponsors: Bank of the West, and Umpqua Bank.

The evening was filled with shining stars, including our keynote speaker, Irma Robinson, Co-Founder of Southside Café who shared her own Rising Star story. We also acknowledged the presence of our VIPs: the Very Important Parents/People in the audience. The dedication to their children's education is undeniable, as they encourage and offer unwavering support for education beyond the high school.

*Generous support from sponsors made this event possible.*

**SUPER STAR SPONSORS:** Bank of the West, Umpqua Bank

**Shooting Star Sponsors:** Kaiser Permanente, Anthony Torres, F&M Bank, Poppy Bank, CompWest

**Rising Star Sponsors:** John West, Pound Management, The Lucier Family, Napa Valley Financial, The Doctors Company

**North Star Sponsors:** RGH Consultants, Rebecca Prozan & Julia Adams, HKIT Architects, RSA+ Family of Companies

**Star Power Sponsors:** Lindquist, von Husen & Joyce LLP, Napa Recycling & Waste Services, Pan American Insurance Services, Spiteri, Narasky & Daley, CPA, Gubb & Barshay Attorneys at Law

**Starlight Sponsors:** Tim Winger, Sharon Macklin, David Whitmer, Dr. Sherry Tennyson, Father John Brenkle

### 3RD ANNUAL RISING STAR SCHOLARSHIP AWARD EVENT ~ MAY 2024 ~

Support NVCH and our Rising Star Scholarship Program  
Contact: [fundevlopment@nvch.org](mailto:fundevlopment@nvch.org)

# THANKS TO YOU

***We appreciate all who support our mission with their contributions and gratefully recognize the donors who made gifts July 1, 2022 - June 30, 2023.***

***Every gift, no matter the size, helps us make Napa County a healthier and more equitable place for all.***

## **\$30,000**

Wells Fargo Foundation

## **\$20,000**

Bank of America  
Charitable Foundation

## **\$10,000+**

100 Women Who Care  
About Napa Valley  
Silicon Valley Bank  
U.S. Bank

## **\$5,000+**

Cody Gillette Kirkham  
Julia Winiarski  
Patrick & Julie Garvey  
Roger Trincherro  
Crescent Porter Hale Foundation  
Bank of the West  
Umpqua Bank

## **\$2,500+**

Anthony R. Torres  
Wright Contracting  
F&M Bank  
Kaiser Permanente  
Poppy Bank

## **\$1,000+**

Rotary Club of North Napa  
Nord Vineyards  
John West  
Napa Valley Financial  
Pound Management Inc.  
The Doctors Company  
Kathleen & Frank Lucier  
Elaine & Rick Jones  
Julia & Tammy Smith  
Logan Songer Brokerage  
Napa Valley Financial  
HKIT Architects  
RGH Consultants  
RSA+  
Rebecca Prozan & Julia Adams

## **\$500+**

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Spiteri, Narasky & Daley LLP  
Hector Corona  
James B. & Suzanne Becker Bronk  
Judith Myers  
Bank of Marin  
Erica Roetman Sklar  
Emily Savinar-Nogue  
California Housing  
Partnership Corporation  
Napa Recycling and Waste Services

## **\$100+**

Donald Spirlock  
Sharon Macklin  
Miriam Puentes  
Linda Jesmok  
Patricia Bardesson  
Harriet Spitz  
David Whitmer  
Leslie Rota  
Michele Williams  
Douglas Abdalla  
Loraine & Jack Stuart  
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Sibyl Lister  
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Jill Hancock  
Halley Lauer  
Patricia McCart  
Elizabeth Munk  
Molly Rattigan  
Susan Shenk  
David & Lana Stanley  
Betty C. Teller  
Vicki Thorpe

## **\$100+ (cont.)**

Julie Worthington  
Borden Wright  
Richard & Cynthia Brockmeyer  
Tom & Terry Faherty

## **Up to \$100**

Craig Griffin  
Gayle Adamowicz Bray  
Lynne Baker  
William Birmingham  
Christine Cole  
Cris & Greg Connaughton  
Sherry Fournier  
Carol Glaser  
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Sheri Ziebell

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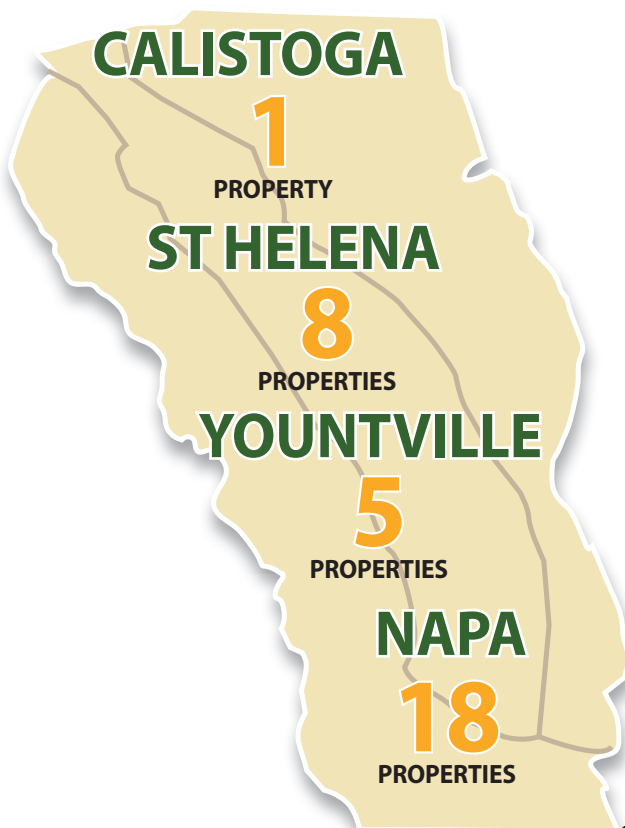


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## OUR MISSION

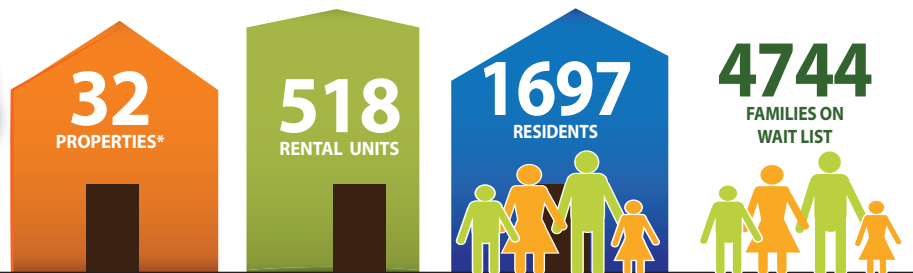
To **develop, preserve**  
and **manage**  
**affordable homes**  
and, through our  
**Resident Services**  
**Program, teach**  
**successful life** and  
**leadership skills.**

## OUR PROPERTIES



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