

2024  
ANNUAL  
REPORT



*NVCH Residents*



*NVCH Senior Event*



*NVCH Success Story: Gudalupe and her Mother*



*We Believe!* EVERYONE NEEDS A HOME

## A Message from NVCH's Chief Executive Officer

### *A Year of Transformation....*

This year, we reached a crossroads that required true reflection. We recognized that continuing to manage all aspects of our housing programs on our own—especially property management—was spreading our efforts too thin and limiting the full impact we could have. Instead of holding tight to every role, we chose a more strategic path, one that allows us to do what we do best while entrusting specialized partners to excel where they shine.

This wasn't about stepping back; it was about moving forward with greater clarity and purpose. By focusing our energy on securing affordable housing, strengthening partnerships, and ensuring robust resident services, we've evolved into a more agile and mission-focused organization.

After an extensive search for property management services, Burbank Housing Development was selected due to their expertise and mission and values alignment.



*Erica Roetman Sklar  
NVCH President/CEO*

Teaming up with property management experts like Burbank means our residents benefit from high-quality, well-run homes. And by working closely with other community service providers, we create an environment where everyone has the resources and support they need. Our decision to refocus has elevated our capacity to bring these alliances to life.

These choices signal a bold transformation as we transition from all-inclusive housing provider to growing our network of partnerships that spur lasting change. In doing so, we're not just improving our approach—we're creating a stronger, healthier Napa Valley where every individual and family can thrive.

Napa Valley Community Housing (NVCH) is excited to share funding news for Hunt's Grove and La Pradera Apartments. These 102 units in Calistoga and St. Helena will remain affordable while receiving essential upgrades, ensuring stability for families amid rising rents.

Built in the 1990s, these homes will get new windows, water heaters, roofing, and siding, along with landscaping and interior improvements for greater comfort.



### **Affordable Housing Renovation!**



"This project keeps 102 units affordable for Napa County families," said Gina Leon of Umpqua Bank.

NVCH values partnerships with Merritt and BRIDGE Housing to sustain quality housing and ensure every Napa resident has a stable home.



## OUR MISSION

The mission of Napa Valley Community Housing is to develop and preserve affordable homes, ensuring their longevity through dedicated asset management. Through our Resident Services Program, we empower residents with essential life and leadership skills for personal and community growth.

## OUR HISTORY

The merger of two housing agencies—Housing Association for Napa Development (HAND, incorporated in 1977) and Napa Valley Family Home (NVFH, incorporated in 1986)—led to the creation of Napa Valley Community Housing (NVCH) in 1997.

For nearly half a century, we have developed, acquired, and rehabilitated over 900 apartments and homes, providing safe, attractive, clean, and affordable housing to tens of thousands of Napa County residents. This commitment has laid the foundation for health, well-being, and equity among Napa County's citizens.

In 2002, we established the Von Brandt Family Center by transforming a single-family home into a community center that serves both our residents and the broader community. Additionally, NVCH played a leading role in the development and oversight of three Farmworker Housing Centers, which provide shelter for 180 workers each night.

In 2024, NVCH entered into a strategic partnership with Burbank Housing. Through this collaboration, Burbank Housing now manages our properties, allowing NVCH to focus on asset management to ensure the long-term sustainability and quality of our housing portfolio. While we continue to own the properties and provide comprehensive resident services, this partnership enables us to enhance our impact on the community.

Presently, we own 506 homes across 19 properties, housing nearly 1,900 residents—including children, families, agricultural workers, seniors, and veterans. Two of our properties offer supportive housing: one provides permanent residences for individuals with mental disabilities (Madison Street), and the other offers transitional housing for those who have successfully completed substance abuse programs (Parkwood Recovery Home). The remaining 17 properties are dedicated to affordable housing for low-income residents, alongside the Von Brandt Family Center and the NVCH office.

Our Resident Services Team offers classes and programs that facilitate thousands of connections to nearly 100 Napa nonprofits in areas such as healthcare, education, legal aid, and job training. We are dedicated to empowering our residents with the resources and skills they need for personal and community success.

Since 2015, NVCH's Home Sharing program has been matching qualified Home Seekers with Home Providers. This program offers an affordable and safe solution for renters looking for rooms and homeowners with additional space. We conduct background, credit, and criminal checks, verify income, and perform lifestyle and follow-up interviews to ensure successful matches.

By focusing on asset management and strengthening partnerships, NVCH is committed to the long-term stewardship of our properties and the well-being of our residents. Our collaboration with Burbank Housing allows us to enhance the quality and sustainability of affordable housing in Napa County, continuing our mission to build a stronger, more equitable community.

# NVCH BY THE NUMBERS

- **40+ Years of Leadership:** Developing and preserving affordable housing for the Napa community since 1977.
- **920 Affordable Homes:** Across 28 properties, providing housing stability for nearly 1,900 residents, including families, seniors, veterans, and farmworkers.



- **Home Sharing Success:**
  - 194 participants matched in home-sharing arrangements.
  - 68 matches made to date through NVCH's Home Share Program.
  - 3,135 individuals served through inquiries and outreach efforts.
- **Resident Empowerment:** Nearly 1,000 classes offered annually including healthy cooking, exercise, and computer literacy, connecting residents to life-changing resources.



- **Farmworker Housing:** Fiscal sponsor and advocate for three centers, providing 180 beds nightly for Napa's agricultural workers.
- **Senior Housing:** Dedicated 194 units across two properties (The Reserve at Napa and Jefferson Street Senior Housing).



- **Community Connections:** Partnering with 100+ local organizations to provide access to physical and mental health services, legal aid, and educational opportunities.
- **Neighborhood Center:** Von Brandt Family Center serves as a hub for residents and the broader community since 2002.



**207 Units of NVCH Affordable Housing are expected to into Pre-Development in the next 12 Months!**



## Cristy's Journey: Finding Stability and Community Through Home Sharing.

For Cristy, the search for stability was long and often discouraging. A widow with no children, she had been navigating life on her own since 2012, moving between her father's home, friends' houses, and even a shelter. But one ordinary day in Calistoga turned extraordinary when she stumbled upon a flyer on a community bulletin board outside a local market.

"I was just throwing something away when I saw it," Cristy recalled. "I wasn't even looking for anything like this, but I read the flyer, and it caught my attention. I decided to call and see what it was about."

That call connected Cristy to NVCH's Home Share Program. After going through the application and interview process, she was matched with a host family in American Canyon. The family was looking for someone who could assist with caregiving tasks for the homeowner's elderly father, who has dementia, in exchange for reduced rent.

The arrangement has been life-changing for Cristy. She now has a safe, stable place to live and a meaningful role in the household. Her days are filled with caregiving tasks like cleaning, laundry, and driving, but also with moments of connection. "The father makes me laugh," Cristy shared. "If I don't say hi to him right away, he gives me this look. But he's kind and gives me my space. It's a nice setup."

Cristy is deeply grateful for the Home Share Program. "I'd been looking for a place for over a year, and this program came at the perfect time," she said. "It's a great option for people who need help with rent or can't afford a place on their own. It's not just a place to live—you're helping each other out."

Cristy's story highlights the power of the Home Share Program to provide not just housing, but stability and connection. For individuals facing housing insecurity, programs like this offer more than just a roof over their heads—they provide an opportunity to build a life of purpose and community.



*Pictured: NVCH Home Sharing Client Cristy*

Her advice to others who might be hesitant about the program?

*"Give it a chance. It's a start. You're placed in a nice home, and you're helping someone who needs you as much as you need them. It's a good thing, and I didn't even know something like this existed."*

## Guadalupe's Journey: Turning a House into a Home, and a Community into a Place of Opportunity.

For Guadalupe Perez, a bright second grader, living in an NVCH affordable housing community offered stability—but it was the wrap-around support of resident services that unlocked her full potential. This summer, she embarked on a life-changing journey of growth, thanks to Daisy Gomez, NVCH's Resident Services Coordinator.

Daisy noticed Guadalupe's quiet determination and encouraged her mother to enroll her in a summer math program. At first, her mother was hesitant, unsure if it would be too much for her daughter. But with Daisy's reassurance, she decided to give it a chance.

Over the next two months, Guadalupe blossomed. With Daisy's patient guidance, she went from struggling with basic math to confidently solving addition, subtraction, and even simple multiplication problems. As her academic skills grew, so did her confidence.

Guadalupe's story is a testament to how resident services transform lives. By pairing affordable housing with tutoring, mentorship, and other critical programs, NVCH turns houses into homes and builds communities where families like the Perezes can thrive.

Today, Guadalupe is excelling in school, inspiring her family and peers with her newfound confidence. Her journey reminds us that affordable housing is about more than shelter—it's about creating opportunities for brighter futures, one family at a time.



*Pictured: Guadalupe and her mother*

*“I’ve seen a huge difference in Guadalupe,” her mother shared. “She now walks into school with her head held higher, and her teacher tells me how much she loves to participate in class.”*



# JOIN US FOR THE 2025 RISING STAR SCHOLARSHIP EVENT: MAY 13, 2025

07

This inspiring evening is a celebration of educational achievement, community, and the boundless potential of our remarkable scholars. As we prepare for this year's celebration, we are reminded of the unforgettable moments from last year's event on May 14, 2024, when we honored ten ambitious scholars and the incredible VIPs who have supported them.

## Looking Ahead to 2025

This year, we invite you to be part of this incredible event and help us make a difference in the lives of our 2025 Rising Stars. The evening will be filled with celebration, inspiration, and stories of resilience and ambition. It's also an opportunity to show your support through donations and sponsorships, helping us provide scholarships and resources to deserving students who are paving the way for a brighter future.

## How You Can Help:

- Sponsor the Event: Align your business or organization with a cause that empowers education and community development.
- Donate to the Scholarship Fund: Every contribution goes directly to supporting our Rising Star Scholars in achieving their educational goals.
- Spread the Word: Share this event with friends, family, and colleagues who believe in the power of education and the importance of lifting up the next generation of leaders.

Your support ensures that our Rising Stars and their VIPs continue to be celebrated and encouraged on their educational journeys. Together, we can make the 2025 event the most impactful one yet!

Mark your calendars for May 13, 2025, and stay tuned for more updates. To learn more about sponsorship opportunities or to donate, please visit [nvch.org](http://nvch.org) or reach out to [funddevelopment@nvch.org](mailto:funddevelopment@nvch.org)

Let's make dreams come true—one scholar at a time.



# GET INVOLVED

## Be Part of the Change!

Donate: Every gift, big or small, helps us empower lives and strengthen our community. Together, we can achieve so much more.



Stay Connected: Sign up for our newsletter to see the difference your generosity creates and stay inspired by stories of impact.



Rising Star 2024



NVCH Tabling Event



NVCH Senior Cooking Class



# THANKS TO YOU

*We appreciate all who support our mission with their contributions and gratefully recognize the donors who made gifts January 2024 - December 2024*

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

## \$30,000

Wells Fargo Foundation

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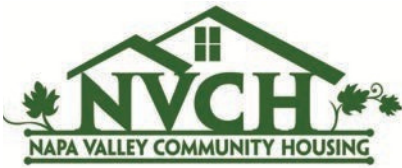
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*We regret any errors or omissions. Please contact us at 707.257.2844 or [funddevelopment@nvch.org](mailto:funddevelopment@nvch.org) for corrections.*

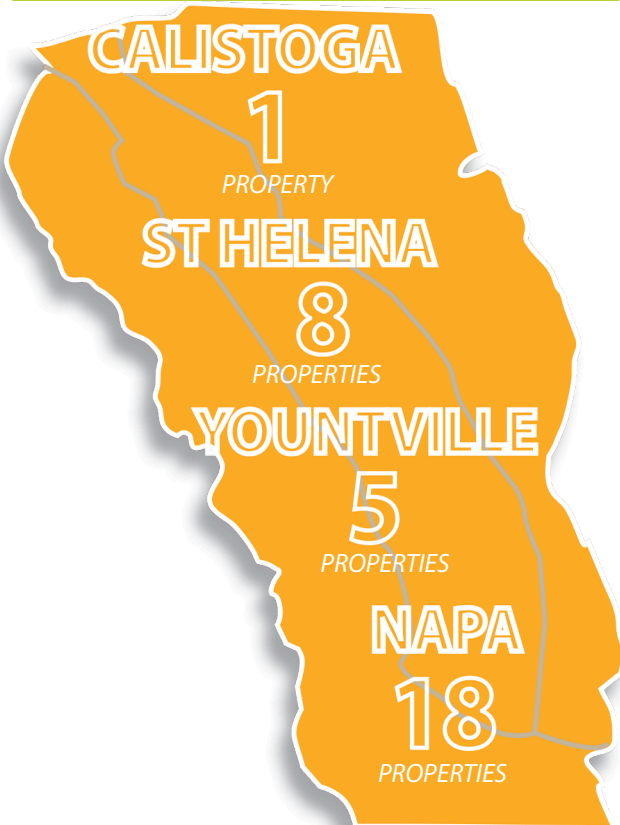


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 FORWARDING SERVICE REQUESTED

## OUR MISSION

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## OUR PROPERTIES



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