



2025

Annual

REPORT

We Believe! EVERYONE NEEDS A HOME

NVCH.ORG

A Message from NVCH's Chief Executive Officer

Resilience is more than a theme for Napa Valley Community Housing this year — it is a lived experience shared by our residents, our staff, and our broader community.

Over the past year, we have continued to operate in an environment shaped by rising housing costs, economic uncertainty, and increasing pressure on working families across Napa Valley. Yet time and again, I have witnessed resilience show up in powerful ways: in residents who persist despite instability, in staff who lead with compassion and creativity, and in partners who step forward when our community needs them most.

At Napa Valley Community Housing, resilience means staying grounded in our mission while adapting to meet evolving needs. This year, our direct services reached more than 1,900 Napa County residents, improving health outcomes, strengthening family finances, and expanding access to education and job opportunities. Through close collaboration with community partners, we helped lift families out of poverty —because when we strengthen individual families, we strengthen the entire community.

On the development front, we made significant progress across our housing portfolio. We completed rehabilitation of 104 units in St. Helena and Calistoga, and are nearing completion on the replacement of 14 modular homes north of St. Helena and construction of 10 new units in St. Helena. Looking ahead, we have more than 300 units approved and ready for construction pending public financing, 63 existing units seeking rehabilitation funding, and approximately 30 new units in predevelopment in American Canyon.

Perhaps most inspiring has been watching our residents find their voices. Through our resident services programs and partnerships with community organizations, residents are speaking directly to City Councils and County Supervisors—not only about their own needs, but about the broader challenges facing our community.



*Erica Roetman Sklar
NVCH President/CEO*

Resilience also requires collaboration. None of this work happens alone. I am deeply grateful to our partners, community members, and residents for their trust; to our staff for their dedication and heart; to our Board of Directors for their leadership; and to our donors and funders whose support makes this work possible. Your belief in our mission allows Napa Valley Community Housing to remain steady, responsive, and forward-looking—even in challenging times.

As we look ahead, we are being tested in new ways. This moment calls on us to identify changing needs with greater precision, adjust our approaches with courage, and serve our community with renewed creativity and dedication. The good news is that we are ready. After years of building systems and refining operations, we are positioned to move forward with intention, energy, and impact.

But we cannot do this work in isolation. The challenges facing Napa Valley demand alignment over autonomy and collective impact over individual achievement. With limited resources, we cannot afford fragmented efforts. Strategic alignment allows us to amplify results—so that when we double our efforts, we can triple or even quadruple our outcomes.

The road forward requires us to support one another, lift our collective voices, and move forward together. I invite you to join us—with your partnership, your advocacy, and your belief that together, we can build a Napa Valley where everyone has a stable foundation to thrive.

Our History

Napa Valley Community Housing (NVCH) was formed in 1997 through the merger of two established organizations, Housing Association for Napa Development (HAND), founded in 1977, and Napa Valley Family Home (NVFH), founded in 1986. Their combined strengths created a mission-driven organization focused on developing and preserving affordable housing for Napa County residents. Over the years, NVCH has developed, acquired, and rehabilitated more than 500 homes, providing stable, affordable housing to tens of thousands of individuals and families. In 2002, NVCH expanded its community impact through the Von Brandt Family Center, transforming a single-family home into a community hub. NVCH also played a key role in developing and overseeing the county's three Farmworker Housing Centers, which now provide nightly shelter for 180 agricultural workers. In 2024, NVCH entered a strategic partnership with Burbank Housing. Under this collaboration, Burbank Housing assumed responsibility for property management, enabling NVCH to concentrate more fully on long-term asset stewardship and resident support. NVCH continues to own its entire housing portfolio and directly oversees resident services.

Our Work Today

Stable Housing Across Napa County

Today, NVCH owns 518 homes across 19 properties, providing affordable housing to nearly 1,900 residents, including families, seniors, veterans, agricultural workers, and individuals in supportive housing. Two properties, Madison Street and Parkwood Recovery Home, offer essential stability for residents with mental disabilities and adults completing substance recovery programs.

Resident Support and Connection

Our Resident Services Team works closely with residents to help them navigate challenges and access opportunities. Through partnerships with nearly 100 local nonprofits, residents gain access to thousands of resources in health care, legal aid, education, and employment. Classes and programs further support personal growth and community engagement.

Community Contributions

Beyond housing, NVCH contributes to Napa County's broader health. The Farmworker Housing Centers continue to support the local agricultural workforce by offering reliable shelter to 180 workers each night, while our Von Brandt Family Center remains a welcoming space for enrichment and community connection.

Looking Ahead

As we look to the future, NVCH remains focused on preserving the quality and affordability of our homes, strengthening partnerships, and supporting residents through responsive services. Our history, combined with the stability gained from recent transitions, positions NVCH to continue serving as a dependable housing resource for Napa County for years to come.



NVCH BY THE NUMBERS

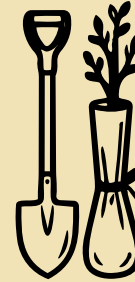
- **49 Years of Leadership:** Developing and preserving affordable housing for the Napa community since 1977.
- **920 Affordable Homes:** Across 28 properties, providing housing stability for nearly 1,900 residents, including families, seniors, veterans, and farmworkers.



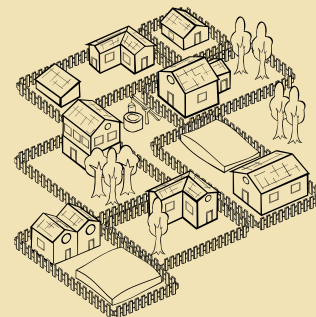
- **Resident Empowerment:** Nearly **1,000** classes offered annually including healthy cooking, exercise, and computer literacy, connecting residents to life-changing resources.



- **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 go into Pre-Development in the next 12 Months!



In Their Own words: An Interview with Diana of Silverado Creek

Diana's journey at Silverado Creek Apartments is one of growing confidence, connection, and empowerment, shaped in large part by the support of Daisy, the Resident Services Coordinator. When Diana first moved into the community, she was hesitant to attend events and programs, unsure whether they were truly meant for everyone. Over time, Daisy's encouragement and intentional programming helped Diana build confidence and become more engaged, not only in the community but in her family's growth as well.

"She has been a huge help with all that she has done for our community," Diana shared. "These events have helped us grow as a family and improve our skills in working together for the sake of our family."

The impact of this support has been especially meaningful for Diana's children. With Daisy's tutoring and guidance, her daughters have excelled academically while also demonstrating strong values and personal responsibility. Diana proudly shared how her oldest daughter chose to follow school rules despite peer pressure, and how her younger daughter was praised for staying focused and completing all her work during a class led by a substitute teacher.

"With Daisy's help, we have been able to teach our children that if you do something you are not supposed to do, it is better to recognize it and ask for forgiveness," Diana explained. These lessons have helped shape her children into confident, accountable young people.

Daisy's influence has extended beyond academics. She encouraged Diana to join school committees, advocate for bilingual programs, and enroll in English classes alongside her husband so they could better support their children's future. "Speaking with Daisy made me realize there is so much more I can do to be involved in my children's education," Diana said.

Today, Diana feels a deep sense of belonging and gratitude. "We are very grateful because she has played a big role in my family's development. She is an amazing person and a great leader in our community." For Diana, Silverado Creek is more than a place to live. It is a place where her family's dreams are nurtured and where community truly feels like family.



Pictured: Diana resident of Silverado Creek and Daisy Gomez, NVCH Resident Services Coordinator

Resident Services in 2025

NVCH's Resident Services team works directly with residents to strengthen housing stability, connect families to essential resources, and serve as a trusted bridge between residents and property management. At its core, this work is about resilience, supporting families as they navigate change, uncertainty, and the challenges that come with maintaining stable housing.

Over the past year, the team demonstrated resilience in action while navigating multiple property management transitions across several sites. These changes required adaptability, close coordination with new partners, and consistent communication to ensure residents continued to receive timely and reliable support.

One of the year's most significant efforts focused on supporting residents at Vista del Valle during a major rehabilitation project. The Resident Services team helped families temporarily relocate to River Trail Apartments at Napa Valley College, allowing construction to move forward while minimizing disruption and preserving housing stability. Throughout the process, the team worked alongside residents to reduce stress, maintain continuity, and ensure families could return to their homes with confidence.

We also strengthened internal operations as Blanca Cervantes stepped into a new role as Assistant to the Director. In this position, she supports both Resident Services and Asset Management, helping build more resilient internal systems that better align daily operations with resident needs.

As external policy changes continue to affect immigration processes and access to Medi-Cal, the Resident Services team remains focused on providing clear, accurate information and trusted guidance. By helping residents navigate complex systems with confidence, the team reinforces resilience at both the individual and community level.



Pictured: NVCH Youth Residents



Pictured: Coordination Meeting between Resident Services and Napa Valley College



Pictured: NVCH Residents at a on site Cooking Class



Pictured: NVCH Residents at an "Art in the Park" Event

Development in 2025

The Vista del Valle Rehabilitation project represents a major investment in long-term housing stability and community resilience. The project will deliver 14 new affordable residential units and is fully funded through the HCD MORE Loan Program, which is currently in the closing phase. Construction is well underway, with site work approximately 70 percent complete and framing and window installation finished. All 14 units are scheduled for completion by December 31, 2025, with overall project closeout expected by February 2026.

At Mayacamas, our focus has been on strengthening the property's sustainability and resilience in the face of environmental and climate-related risks. A reroofing and solar installation project has been finalized with Sunrun, which is contributing approximately half of the roof repair costs. To further reduce fire risk, all trees within five feet of the buildings have been removed. We have also issued contracts to address water intrusion through improved gutter and downspout systems. In parallel, a feasible scope for a substantial rehabilitation project has been defined, positioning the property for long-term durability and future investment.

At Mount Street Cottages in Yountville, we are exploring redevelopment opportunities that maximize housing capacity while preserving neighborhood character. Several concepts have been developed that combine the existing main residence with accessory dwelling units, potentially adding between five and seventeen new affordable homes. Meetings with the City of Yountville confirmed strong support for maximizing unit count. Design and cost proposals for two-story duplex options have been obtained from Perpetual, and we anticipate finalizing the project definition and securing funding in the first quarter of 2026.

The Bright Futures Project is a joint development effort at 425 Napa Junction Road in American Canyon that reflects NVCH's commitment to resilient, mixed-use development. The project envisions 31 affordable housing units integrated with a commercial component. Over the past year, we have met with the City and Fire District, developed a feasible pro forma, and clarified the site's Small DDA designation. A Joint Development Agreement has been negotiated and is scheduled for execution in January 2026, marking a key milestone toward launching construction.

Pope Street Housing Expected Completion February 2026



Thanks To You

We appreciate all who support our mission with their contributions and gratefully recognize the donors who made gifts January 2025 - December 2025.

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

\$40,000

- Peter A. and Vernice H. Gasser Foundation

\$20,000

- Bank of America Charitable Foundation, Inc.

\$10,000+

- Julia Winiarksi
- Susan Shenk
- First Citizen's Bank

\$5,000+

- Community Projects
- Umpqua Bank Charitable Foundation
- Poppy Bank

\$2,500+

- Wright Contracting

\$1,000+

- Emily Savinar-Nogue
- Julia & Tammy Smith
- The Doctor's Company

\$500+

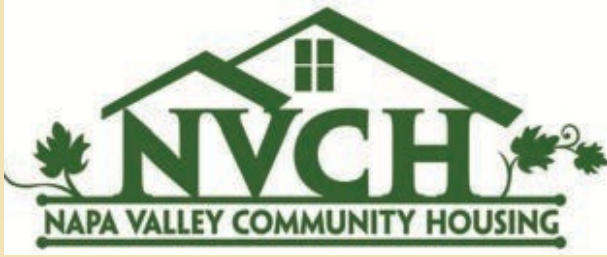
- James B & Suzanne Becker Bronk
- Sharon Macklin

\$100+

- Christina Jennings
- David and Lana Stanley
- Douglas Abdalla
- Grania Lindberg
- Karen Garcia
- Patricia McCart
- Sherry Tennyson

Up to \$100

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 FORWARDING SERVICE REQUESTED

OUR PROPERTIES



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



1697
RESIDENTS



4744
FAMILIES ON
WAIT LIST

