

2017 ANNUAL REPORT



NVCH.ORG

from the **PRESIDENT/CEO**



Forty years ago, the average income per year was \$15,000, cost of a gallon of gas was 65 cents, the average cost of a new house was \$49,300 and average monthly rent was \$240. It will come as no surprise that things have changed. Average rent

in Napa is \$2,145^a and the average sale price for a home is \$735,000^b.

But 40 years ago also saw the beginning of Napa Valley Community Housing. In 1977, Housing Association for Napa Development (HAND) incorporated to help seniors and low-income families with small rehabilitation projects and home weatherization. Napa Valley Family Homes (NVFH) incorporated a few years later and both eventually merged into what we know as Napa Valley Community Housing (NVCH).

In the past forty years, NVCH has built alone or in partnership 919 units, manages 617 units and counts approximately 1700 residents, which include seniors, veterans, disabled and over 600 children.

We are proud of the accomplishments of the past and know we must continue to build into the future. As more prominent hotels, restaurants, spas and resorts grow in our valley, housing cannot become stagnant or our roads will continue to be overcrowded and clogged by the workers employed

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9 NVCH Properties Recognized as a **COMMUNITY OF QUALITY**[®]

In September the National Affordable Housing Management Association (NAHMA) awarded National Recognition as a Community of Quality[®] for outstanding management to not just one or two of our properties, but NINE NVCH properties. The nine national recognitions complement the existing two recognitions, bringing our total to eleven properties recognized as a Community of Quality[®].

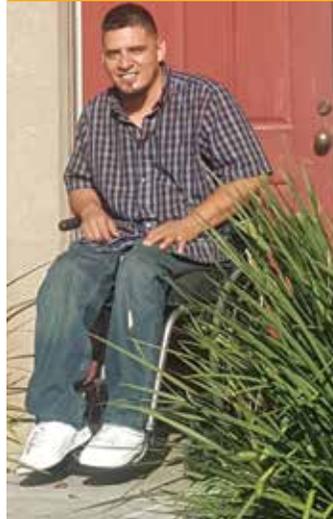


Community of Quality[®], a property must receive a high score based on six criteria: Physical Inspections; Employee Credentials; Financial Management; Programs and Services; Endorsements; and Photographs and Reports.

Congratulations to the Maintenance Team, Property Management, Resident Services, Accounting, Compliance, Leadership Team, Administrative Team and Fund Development for their outstanding work in achieving this recognition.

To be recognized as a National

Resident Profile **ANTONIO SANCHEZ**



Napa County resident Antonio Sanchez's 2017 year didn't start well: he lost a home and a job.

Antonio is in a wheelchair and was cleaning laundry rooms for a living. In January 2017, he found himself jobless and homeless when his prior apartment changed ownership and notified Antonio his services were no longer needed. Antonio found a local church, Ciudad de la Paz, where there was a safe place to sleep at night. With the support of church Pastor Hugo Solis, Antonio started job and house hunting.

Antonio originally approached NVCH as a Home Seeker for our Home Sharing program.

Unfortunately, the Home Providers had steps, carpeting, etc., and their homes were not accessible to him.

Our VP of Resident Services, Marlene Santiago, heard of Antonio's work history and knew NVCH needed janitorial help with several of our properties. Antonio submitted his janitorial/cleaning bid, was selected and NVCH assisted him in securing a business license and insurance for janitorial services. Antonio now provides janitorial services at nine of our properties, cleaning community rooms, bathrooms, laundry rooms and removing trash to outside bins.

- Continued on page 2

RESIDENT SERVICES



Resident Services Team

This year the Resident Services Team, in addition to its core curriculum classes in healthy cooking, physical, mental and emotional health, and Help with Homework, has provided information to residents about immigration and helped ease our residents' fears. Fear of deportation, fanned by national news about immigration, has made some residents uneasy. The Resident Services Team has held informational presentations with local law enforcement and nonprofit legal agencies to assist individual families.

The news about DACA (Deferred Action for Childhood Arrivals) coming to an end has also disappointed many families in Napa. These are tough times for the Hispanic population and we will continue to guide and refer them to agencies that are ready to help by providing accurate information.

Our Home Sharing Match-Up program has seen an increase in both the number of people seeking affordable housing and those providing rooms in their homes.

HOME SHARING MATCH-UP



Now in its 3rd year, our Home Sharing Match-up Program is sponsored by both the City of Napa and the County of Napa, and matches those with an available room (providers) with people needing a place to live (seekers). As this year draws to a close, the Home Sharing Match-up Program is on track to post a 20% increase in matches vs. 2016.

Nationally recognized as an affordable housing opportunity, the program provides individuals with financial relief as well as companionship. It's a simple idea but with careful screening of both providers and seekers. The best news is that the service is free to all participants.

A wide variety of individuals participate, from single parents, students, working professionals, people with disabilities, someone at risk of homelessness, senior citizens or people simply wishing to share their life and home with others. Both seekers and providers benefit from saving on rent and the possibility of companionship

to offset isolation or loneliness of living alone.

One of our home providers is Carol. "It's been great and worked out fine," says Carol, who heard about the program through a friend. "I like that the renter has been vetted so I don't have to worry about having someone with a criminal background in my home. I like that, as a provider, that I'm vetted too."

That's an aspect that her seeker, Nan, appreciated. "The process was good and I liked that personal questions were asked. I got to meet the providers first and I could choose who'd be the best fit." Nan didn't rush, and met several providers before selecting Carol.

Nan had been away from Napa for 15 years. "The cost of apartments shocked me, but I wanted to live in Napa. I feel grateful," she says. "I took the time. It was important to see a couple of places and didn't take the first one."

Home Share rents typically range from approximately \$700 to \$1000 per month and are set by the provider. The Home Sharing Match-Up program is available free to people of all ages and backgrounds. It offers additional income for home providers, shares housing expenses (such as mortgage payments), is an alternative to long waiting lists for housing and offers affordable rent for home seekers.

Find out if Home Sharing is a match for you!

CALL BLANCA
707-253-6157

ANTONIO SANCHEZ

- Continued from page 1
In addition, when one of our properties' wait lists opened up, Antonio applied and in August, he moved into his new home. The unit was not ADA accessible but our Facilities Team installed new flooring, a tub & shower access, handrails and kitchen sink access. Now that Antonio has a place to call home, he's turning his free time towards church and bible study. He has also reunited with his teenage daughter, Stefania, who is doing great in high school which is now

within walking distance of Antonio's home. Antonio and Stefania feel safe, confident and stable in their home. Thanks to your support, instead of wondering where he'll find work or sleep at night, Antonio is now able to look ahead to a future where he anticipates furthering his education. We couldn't transform lives like Antonio's and do the work we do without you. Thank you.

PROPERTY REHABILITATION

NAPA PARK HOMES Gets A New Lease On Life



Built in 1971, the 140-unit apartment property Napa Park Homes on Lincoln Avenue in Napa was acquired by NVCH in 1995. At that time, the 18 buildings had started to show their age. In the years since, NVCH has updated failing fixtures, appliances and worn flooring. Siding and new vinyl windows were installed in 2009 but we knew the mature property could only prosper on patchwork fixes for so long.

The lengthy process of entirely rehabbing the development started five years ago. 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

rehab will include upgraded sewer, water and electricity for the complex along with new HVAC, energy star appliances, non-allergenic flooring, drywall, cabinets and doors for every apartment. The property will be brought up to modern safety standards with the addition of such devices as hard-wired smoke detectors. Fourteen units are to be remodeled to provide complete disabled access. A brand new multi-use Community Center will house offices, meeting spaces and rooms for resident classes.

The project will be done in three phases; all phases require the relocation of about 40 families each time. 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? To assist in this temporary re-housing of our residents, NVCH enlisted the aid of relocation consultant Pati Boyle.

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 to begin the work and prepare reports for our funders and regulators.

Funding sources for this rehab are equity investors WNC, construction lender Umpqua Bank, permanent lender Walker Dunlop and the California Municipal Finance Authority (CMFA).

The first phase is scheduled for completion in the spring of 2018 and the full renovation should take 24 months.

When completed, Napa Park residents will enjoy the new Community Center, attractive landscaping, fresh exteriors, environmentally sensitive interiors, energy efficient heating and air conditioning. Napa Park Homes will be ready to provide a safe, clean and affordable living for at least the next 50 years.

from the PRESIDENT/CEO *- Continued from page 1*

in those establishments. Our prized vineyards may not be able to hire workers who simply cannot afford to live near their jobs.

NVCH is up for the challenge but we need people like you, who believe in safe, attractive, decent housing for its entire hard-working population. Your donations help us plan, define and build for the future. Your advocacy, whether writing to your elected officials or speaking up at meetings, bolsters our collective support.

You are the ones who shape what is to

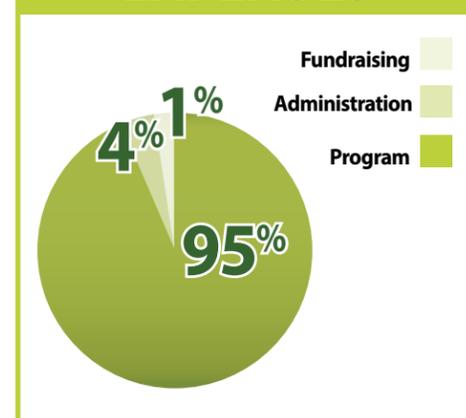
become of Napa. Honor its past and assure its future by helping Napa Valley Community Housing to provide affordable housing for all. A vibrant community depends upon the diversity of its population.

Thank you and best wishes to you and your families this upcoming holiday season,

Kathleen Dreessen Reynolds

Kathleen Dreessen Reynolds, CEO
a. RentJungle.com b. Realtor.com

EXPENSES



Offered **1,018**
Onsite Classes For Residents

Made **976**
REFERRALS
To Outside Resources

Collaborated with **90**
Agencies & Nonprofits

NATIONAL ART CONTEST WINNER

LINNEY MENDOZA

Earlier this year, in coordination with the National Association of Housing and Redevelopment Officials (NAHRO) annual art contest, our Resident Services Team held "What Home Means To Me" art classes for our resident youth. NVCH submitted six entries and in September, we received word that one of the entries was selected as a NATIONAL WINNER.

Congratulations goes to Linney Mendoza, age 13, for her artwork!

Linney's winning artwork was accompanied by her thoughts about

"What Home Means to Me":

"A home means to me somewhere I express my feelings and know I can be me. Also somewhere I can spend a good time with my family. Where I do what I want and know someone."



The 12 National Winners will have their artwork featured in the NAHRO 2018 calendar which is shared with all members of Congress, local leaders and the 20,000 NAHRO members.

On your next visit to NVCH's offices, you'll find Linney's artwork framed and proudly displayed in the front reception area. Nice work, Linney, we're proud of you.



FACILITIES DEPARTMENT



Front L to R: Jaime Espinoza, Eliseo Solorio, Natividad Ayala, Juan Agustin, Cesar Espinoza.

Back L to R: Hector Argueta, Wilfredo Argueta, Jaime Calderon, Jorge Viera

Not pictured: Jose Manuel Argueta

new exterior paint and we replaced siding and wood as needed. Silverado Creek also received new signage and a major tree trimming.

The Reserve at Napa, our 117 unit senior residence property, also received new exterior paint as well as a clubhouse renovation which included new paint, carpet and furniture. The motor on The Reserve's spa was replaced and the spa was plastered and tiled.

Upvalley, four modular homes at Vista del Valle in St. Helena were renovated to include new cabinets, counter tops, flooring, paint and fixtures. All 14 units had front porches replaced and major tree trimming was completed. In Yountville, two of the Mount Avenue Cottages were renovated.

The NVCH Facilities Department is comprised of a three person roving maintenance team, two painters and six on-site maintenance employees. The team is responsible for maintaining all 617 units on our 18 properties throughout Napa Valley and each year they enter every apartment/house/unit and conduct an annual inspection. During the annual inspection we replace smoke detector

batteries, air filters, CO2 detectors (if necessary) and look for and make any needed repairs. Year to date the Facilities Department has completed over 2,105 work orders, replaced 14 water heaters and turned over more than 68 vacant units.

This year, Silverado Creek (102 units) and Magnolia Townhomes (29 units) received

IN MEMORY OF STEVE BARDESSONO

With profound sadness we honor the passing of Steve Bardessono in August of this year.

Steve was a hardworking and inspiring affordable housing advocate and an exceptional person who lived by example and contributed to NVCH's success in many ways.

Steve's relationship with NVCH comprised nearly two decades of service as a Board Member and Board Chair on two of our board of directors. Steve also served as a Member and Chairperson of the Town of Yountville Affordable Housing Advisory Committee. This quarter century of service in the affordable housing sector is remarkable, yet Steve's devotion to affordable housing went beyond his donation of time, energy and board expertise.

Immediately behind the award-winning Bardessono Inn, Restaurant and Spa, is a 25 unit affordable housing property developed and managed by NVCH. The development of Arroyo Grande Villas was made possible by the visionary Bardessono family, who sold the 1.25 acres to NVCH for \$1.00 with the sole intent to develop affordable housing. Completed in 2010, Arroyo Grande Villas provides affordable homes to 71 of our 1703

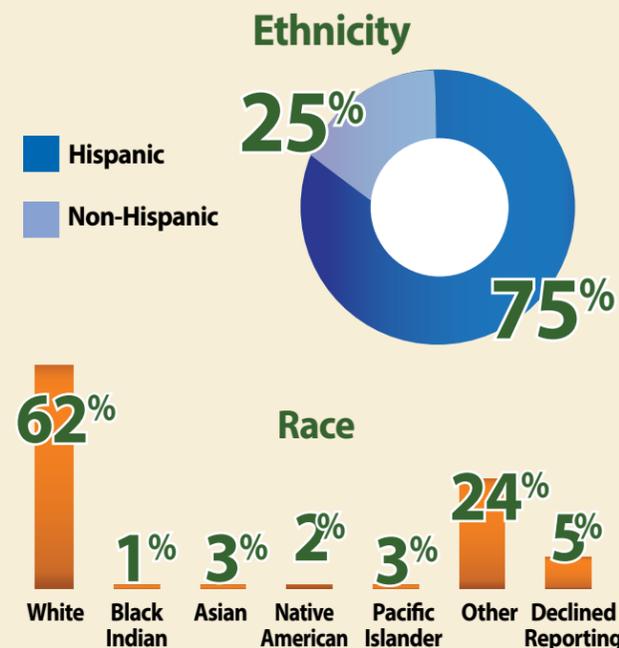
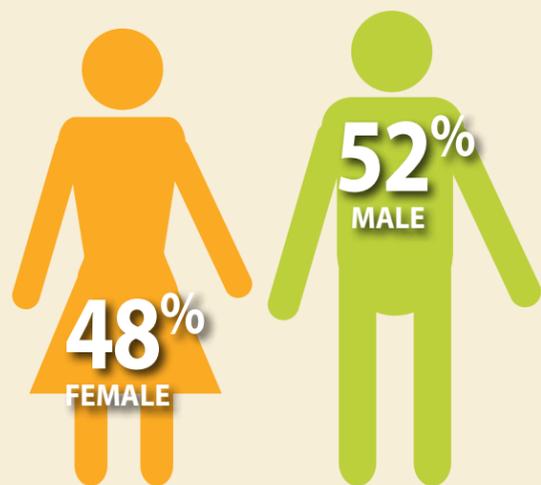


- Steve Bardessono, far left, during Grand Opening at Arroyo Grande Villas, 2010

residents, 29 of them minors, all of them examples of Steve Bardessono's legacy.

We thank the Bardessono family for designating NVCH as a beneficiary and the supporters who donated in Steve's name.

RESIDENT DEMOGRAPHICS



THE 2017 GIVE!GUIDE IS HERE!

Online portal Nov 1- Dec 31; Catalogs arrive
Saturday, November 4 in MarketPlace Magazine.

We are honored, grateful and proud to be one of the 46 nonprofits selected to participate in the 2017 Give!Guide. It's the Give!Guide's 5th year and NVCH has been fortunate to participate every year.

The Give!Guide is an online portal (www.napavalleygiveguide.org) and offline catalog publication. The Guide features the good (great!) work of selected nonprofits in the community and provides tools for donations to those nonprofits. The minimum \$10 donation allows nearly everyone to donate and support any of the participating Napa nonprofits.

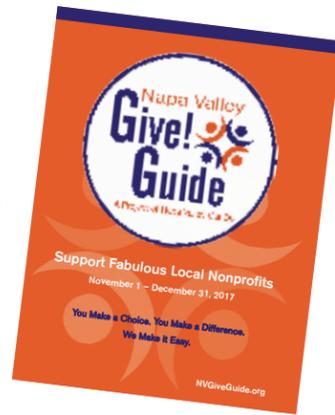
Walsh Vineyards Management is once again our Business Partner in this year's Give!Guide. They've supported us previously in the Give!Guide and we are grateful for their sustained support.

This year, Walsh Vineyards Management has generously offered to match the first \$1,000 donated to Napa Valley Community Housing.

In addition, this year's supporters of NVCH's Big Give gift are Renteria Vineyard Management and Tarla Mediterranean Grill. Two bottles of wine and a Tarla gift certificate will be given to a random Give!Guide donor who makes any online donation to any nonprofit on Saturday, December 9.

Support your local nonprofits this season! It's easy, it's fun and in the words of the Give!Guide organization:

"You make a choice. You make a difference. Give!Guide makes it easy."



10TH ANNUAL GOLF TOURNAMENT

Golf Tourney Gratitude



Our tenth annual golf tourney is in the (golf) bag, pun intended, and because of the collective efforts of our supporters, this year's tourney was the most successful ever, raising more than \$40,000. In the 10 year history of the tournament, we've raised over \$250,000!

Where do we start with our expressions of gratitude?

Let's start with Robin Rose, General Manager of Coldwell Banker Brokers of the Valley (CB-BOV), who ten years ago proposed this fund raising idea when she was on NVCH's Board of Directors. Another CBBOV ten year partner, Suzi Hersom, consistently and lovingly cajoles, nudges and provides golfers for our sold out event, as well as securing numerous wine donations through the years.

At this year's golf tournament award dinner Kathleen Dreessen Renyolds, NVCH's President and CEO, commemorated CBBOV's inspiration and ten year support with a presentation of flowers and an etched crystal vase.

But wait, there's more!

Thanks to ALL of our sponsors, wonderful golfers and behind the scenes partners: Eagle Vines Golf Club, Dan Monez our Master of Ceremonies and Napa Ford who provides the Hole-in-One-Car.

In addition, thanks goes out to the volunteers, NVCH staff, our Accounting Team and Golf Committee who make our tournament a reality year after year.

Special thanks to our MAJOR SPONSORS

Anthony R. Torres
Umpqua Bank
Mechanics Bank
Pound Management
Renteria Vineyards
WNC
Trinchero Family Estates
Coldwell Banker Brokers of the Valley
Lathrop Construction Associates, Inc.
Sunseri Construction
RSA+
Merritt Community Capital Corp.
Silicon Valley Bank
Honig Vineyard & Winery
The Doctors Company
Harriman Kinyon Architects

10 YEAR SPONSORS:

Coldwell Banker Brokers of the Valley
Anthony R. Torres
Pound Management, Inc.
Merritt Community Capital Corp.
Northwest Insurance Agency Inc.
Sunseri Construction

9 YEAR SPONSORS:

Gubb & Barshay LLP
Pacific Landscapes.

NEW 2017 SPONSORS:

Umpqua Bank
WNC
Walker & Dunlop

THANK YOU DONORS!

We appreciate all who support our mission with their contributions and gratefully recognize the donors who made gifts July 1, 2016 - June 30, 2017. We would not be able to do our work without the generosity of our community. Every gift, no matter the size, helps us make Napa County a healthier and more equitable place for all.

\$5,000 +

Wells Fargo Foundation
Bank of the West
Umpqua Bank
Umpqua Foundation
Rabobank, N.A.
Kaiser Permanente Napa Solano
Community Relations
Anthony R. Torres
Mechanics Bank
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Hudson & Luros LLP
Suzi Hersom
Fernando Flooring
George Petersen & Associates,
Northwest Insurance Agency, Inc.
Robin Rose
Fix It With Drew
Old Republic Title Company
Tracy Schulze
Aida Morgan
National Tenant Network
Julia B. Larsen
Mortgage Solutions
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J-K Moving Systems, Inc.
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Eric Sherwood Construction
Jeff Dodd
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Tammy Manning
Tary E. Salinger
Nancy Tamarisk
Richard and Stephanie Van Zandt
of Heritage Sotheby'
International Realty
Napa Jet Center
Anonymous (4)

\$100-499

The Men of 100 Men Who Give
A Damn About Napa County
Carlo Rocca & Susan Flagg
J. Adamson
Pat & Steve Bardessono
Janell Bradley
Mary Jane Fay
Anthony Ganze
Diana Griffin
Bruce & Carole Heid
Elaine & Bob Hoffman
Jacqueline Jackson
Deborah Jaramillo
Richard Kline
James Ousman
Robert & Carolyn Passmore
Suzy Pratt Anderson, Coldwell
Banker Brokers of the Valley
Jeff & Elaine Siefert
Loraine & Jack Stuart
Betty Teller
Melinda Walker
Margaret & James Watson
Van Winden's Garden Center
Dorothy Ryan
Blanca Wright
Devine Paint Center
Fritz Architecture-Urbanism
The Payroll Factory
Bank of Napa
Linda Jesmok
Colleen May
Kathi Metro
Betsy TerAvest
Sharon Macklin
Dependable Septic Systems
of Napa

Ascension Benefits &
Insurance Solutions
Jones Hall, A Professional Law
Corporation
Hudson & Luros LLP
Suzi Hersom
Fernando Flooring
George Petersen & Associates,
Northwest Insurance Agency, Inc.
Robin Rose
Fix It With Drew
Old Republic Title Company
Tracy Schulze
Aida Morgan
National Tenant Network
Julia B. Larsen
Mortgage Solutions
The Payroll Factory
J-K Moving Systems, Inc.
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Logan Songer Brokerage
Pound Management Inc.
Drene Johnson
Merritt Community Capital Corp.
Pat and Steve Bardessono
Benchmark Mortgage
State Farm Insurance
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Stephanie Van Zandt
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Aaron Anderson
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Karen and Greg Crouse
Jeffrey Dennis
Kathleen Dreessen Reynolds
and Bruce Reynolds
Jerry Gossett
Les Grayson
Hanson Construction
Lowell Black & Assoc. Inc.
Tracy Lamb
Jerry Lampe
Jay McDonough
Michael Moffett
Judith Naimo
Teri and David Price

Under \$100

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Linda Dietiker-Yolo
Camille Kaijankoski
John Lansingh
Harriet and Marty Spitz
Lora Engle
Jo Ann Adorno Ferguson
Ginny Simms
Grania Lindberg
Jessie Quigley
Bruce Ketron & Debra Inman
Nancy & Byron Carniglia
Marilyne and Frank Dahl
Molly Peck
Susan Sandler
Marilyn Soulsburg
Ellen Wulf
Kathleen Dreessen Renyolds
Patricia McCart
Rossia Realty Co.
Mary Luros
Rose Taylor
Janice and Michael Gourley
Trevor Rose

Mark your calendars
May 16, 2018

11th Annual
Golf Tournament

We regret any errors or omissions. Please contact us at 707.257.2844 or funddevelopment@nvch.org for corrections.



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OUR MISSION

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

NUMBERS



RESIDENTS' INCOME



Adjusted Median Income (AMI): \$91,000 for family of four

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- National Art Contest Winner
Facilities Department
- In Memory of Steve Bardessono
The 2017 Give!Guide
- 10th Annual Golf Tournament
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