

Coachella Valley Housing Coalition



Annual Report

FY 2020-21



"Building Communities since 1982"



Our Mission

The Mission of the Coachella Valley Housing Coalition, a nonprofit community development corporation, is to improve the living conditions of low-income individuals and families by constructing and operating affordable housing infused with community services programs and other opportunities that enrich, build and grow their lives.

Our Vision

To be the trusted and preferred developer of exceptional permanent and transitional affordable housing and impactful community services, in partnership with individuals, families, municipalities and funders.



Message From The Board President & Executive Director



Juan Munoz
Board President

Dear friends,

It gives us immense pleasure to submit this annual report message for the Coachella Valley Housing Coalition (CVHC) for the Fiscal Year 2020-21. It was an incredibly challenging year for both the staff and the board of directors of CVHC. The Covid-19 Pandemic truly challenged our resiliency to continue our mission. Our board and staff rose to the challenge of the new employment environment. We modified our working conditions to set up our staff to work remotely, purchasing laptops, printers and office supplies. We continued our monthly board of directors' meetings via Zoom, and kept them informed of our accomplishments.



Pedro S.G. Rodriguez
Executive Director

Our Single family department continued building houses in Imperial and Desert Hot Springs under the "Mutual Self Help Program" using a modified self-help approach. We completed twelve houses and had sixty one (61) under construction. In early 2020 we completed two tax credit developments totaling 221 units and in FY 2020-21 we started construction on a 100-unit tax credit development which will provide housing for low income farmworkers located in Indio. Our Community Engagement team provided many outreach services to residents of our multifamily developments including food distribution, onsite Covid-19 testing and vaccinations, and partnered with medical providers to provide tele-medicine services at various multifamily sites. Our Asset Management team worked with our third party management company to distribute rental assistance funds received from our funders to assist financially burdened residents to pay for their rent. CVHC continues to be financially strong, with a robust cash position and positive net income for fiscal year 2020-21.

“

As always, we are grateful to our funders, lenders, investors, private donors, and civic leaders at the national, state, county, and local levels for their programmatic and financial support throughout the years. We also would like to thank our board of directors, and amazing staff for their hard work and dedication to our mission.

CVHC is looking forward to many more years of successfully building safe, decent, and affordable housing for the many deserving low income individuals and families in our service areas.

”

Board of Directors

FY 2020-21

Juan Munoz

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Member

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Member

Multi-Family Housing



The Multi-Family department worked hard throughout the year to accomplish milestones for the department. The department celebrated the completion of two developments and held grand opening celebrations in 2020 for Paseo De Los Heroes III and Washington Street Apartments.

Developments in Construction:

- ✓ Villa Hermosa III: 100-unit farmworker development in the city of Indio.

Developments in the pipeline:

- ✓ Apple Valley Apartments : 10-acre property in the Town of Apple Valley
- ✓ Oasis II: 10-acre property in Thermal

Developments in Pre-development Phase:

- ✓ Vista Sunrise II: 61-units of special needs housing located in the City of Palm Springs.
- ✓ Las Casas I & Las Casas II: 128-unit farmworker housing rehab development in the City of Coachella.
- ✓ Oasis Villas: 80-units of farmworker housing that will include a commercial component in Oasis.



Completed Construction



Washington Street Apartments

AIA San Diego

 Architects: Studio E

 2020 Award for Architecture by American Institute of Architects, San Diego

Equity Investor

Bank of America, N.A.

Washington Street Apartment is a 140-unit senior housing development located at 78101 Hidden River Rd., in the city La Quinta, Riverside County, California.



Paseo de los Heroes III



Paseo was one of the first affordable housing developments in Riverside County to receive Platinum LEED Certification.

Equity Investor

Wells Fargo Affordable Housing Community Development Corporation

The Paseo de Los Heroes III development is an 81-unit farmworker development located at 91180 Avenue 64, Mecca, Riverside County, California.

Secured Financing FY 2020-2021



CVHC received the following funding awards to assist with the construction of the Villa Hermosa Phase III Apartments: 100-unit Farmworker housing development currently in construction in the City of Indio, Ca.

\$5,000,000

From the State of California Housing and Community Developments Joe Serna Jr., Farmworker Housing Grant Program

\$25,000,000

In Federal Tax Credits

\$7,058,991

In State Tax Credits from the California Tax Credit Allocation Committee.

Equity Investor

Wells Fargo Affordable Housing Community Development Corporation



CVHC was awarded the following funding to assist with the construction of the Vista Sunrise II development: 61-unit special needs housing development in the City of Palm Springs, Ca.



Equity Investor

Wells Fargo Affordable Housing Community Development Corporation

35

Section 8 Project-based vouchers from the Housing Authority of Riverside County.

\$18,916,413

From the California Debt Limit Allocation Committee and California Tax Credit Allocation Committee

\$6,769,557

State of California HCD No Place Like Home Program

\$3,600,000

From the City of Palm Springs

\$900,000

From the FHL Bank of San Francisco Affordable Housing Program



Meet Heladia



“

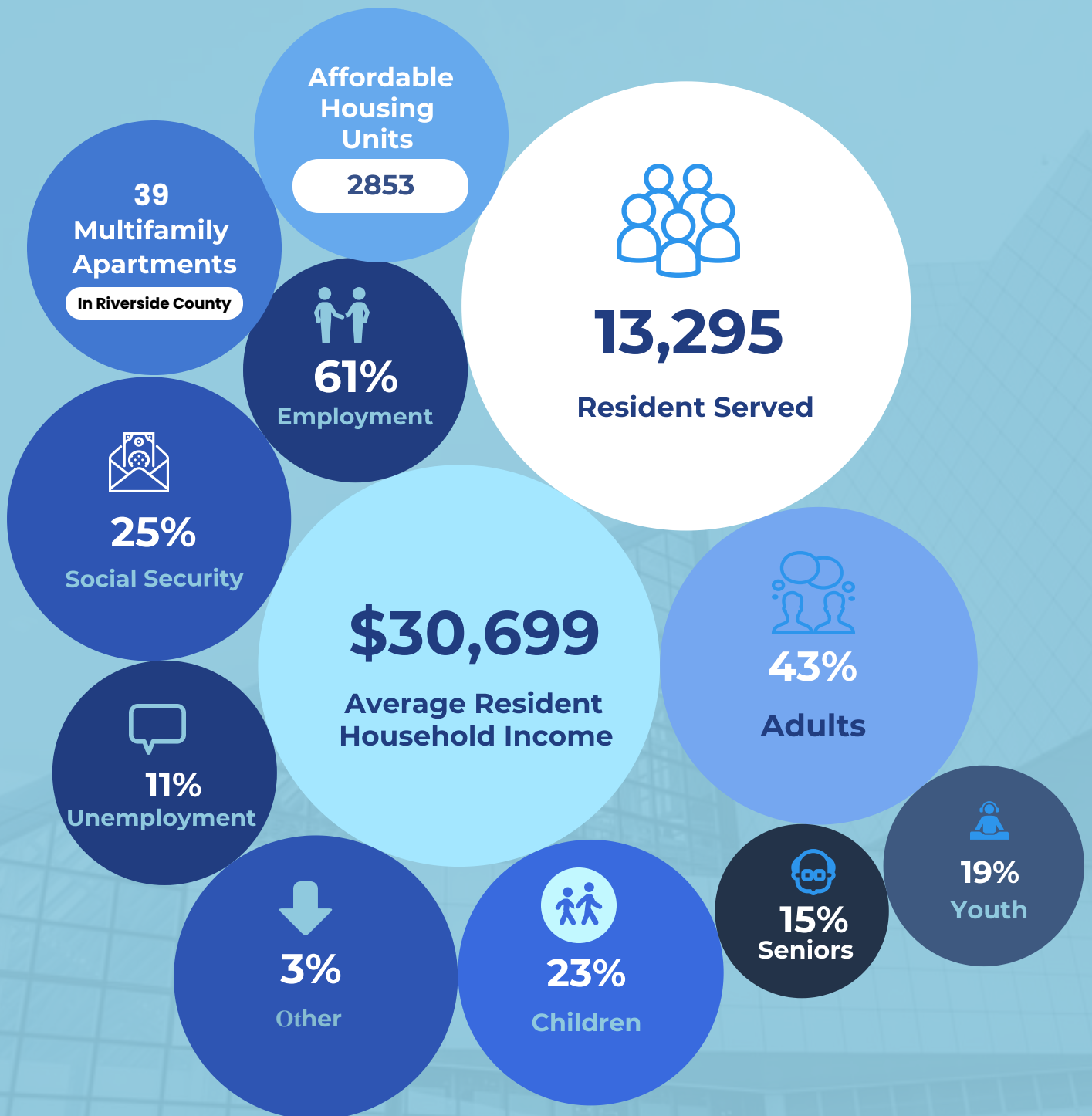
I have lived at Washington Street Apartments for almost five years. From the beginning I have been comfortable. I have everything I need; I live by myself and I am happy to have my space. Since it was remodeled last year, it brings more life to the place.

One of my favorite parts of living here is that I have had the opportunity to participate in several of the trips that CVHC has organized for members of this community. For example, when we went to Los Ríos Rancho to pick apples and make apple cider, I had a lot of fun. There was even singing of the famous song, Cielito Lindo. It was also the first time that I had visited such a place, it was beautiful. And the CVHC staff was so kind to everyone who participated in the trip. They looked after us.

Participating in the aquarium trip was also rewarding because I hung out with my neighbors and met other members of the apartment complex. We as seniors hardly go out to see new places because we do not drive, so I try to participate as much as possible.

”

Multi-Family Residents





Single-Family Housing

The Single-Family Department continues to develop single-family homes for low and very-low income individuals and families in Riverside and Imperial counties. In FY2020-2021, 12 families were able to move-in to their completed homes at Mayfield Ranch in the city of Imperial in Imperial County. Normally, the numbers of homes completed as well as loan closings historically are higher, however the COVID-19 pandemic had a negative impact on Single Family production.

#61 Mutual Self-Help
Homes
in Construction

#12 Mutual Self-Help
Homes
Completed

Secured funding:

\$4,682,000

- From the USDA for construction for the building of self-help homes

\$2,025,928

- From the USDA in Technical Assistance Funding for the building of self-help homes

\$72,800

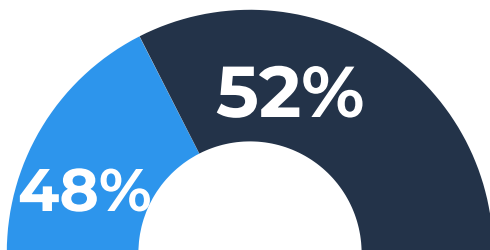
- From the State of California Housing and Community Development's Cal-Home Program

\$203,000

Average Loan
Amount

21

Lot Closings for
the Self-Help
Program



Homeowners

● Below 50% of Area Median Income ● Above 50% of Area Median Income



Meet Imperial Homeowners

“ CVHC has expanded services to Imperial County ”



Helena Hernandez and her husband Ivan Hernandez built their home together with other families in the City of Imperial. The couple moved in on November 18, 2020, just in time for Thanksgiving, making the holiday even more meaningful for the family of five. Helena explained that prior to moving into their new home, she, her husband and their three children were living in a converted garage, making it an overcrowded situation. The efforts made in repairing their credit as well as in putting in hours towards the construction of the home were well worth it, she said, as she and her family now have a better life. She described the new home as having plenty of room for everyone in the family and added that the home was “***built with love.***”

Ernestina Tapia and her husband Francisco Tapia were also participants in Imperial. The couple obtained a four bedroom, two bath home which Ernestina described as much more comfortable than the apartment they previously occupied along with their two children.

“ She said they were ***overjoyed*** when they were notified of their loan approval. Ernestina also commented they are happy to have an affordable payment and her children are grateful to have their own space. ”



JFM Scholarship Fund

While there are many ways to make a difference in the lives of the next generation of leaders, the Coachella Valley Housing Coalition (CVHC) believes closing the higher education gap is the key for disadvantaged students to break the cycle of poverty and remove barriers to their success through a program close to its heart: the John F. Mealey Scholarship Fund.

Established in 2002 by its Board of Directors and employees on the occasion of the organization's 20th anniversary, the scholarship fund is named in honor of its founding executive director, John F. Mealey.



Awarded in Scholarships to-date

\$919,000



Scholarship Recipients to-date

819



Year Established

2002



The college scholarship fund is part of a pipeline of Community Services programs that enrich the lives of the people living in CVHC housing.

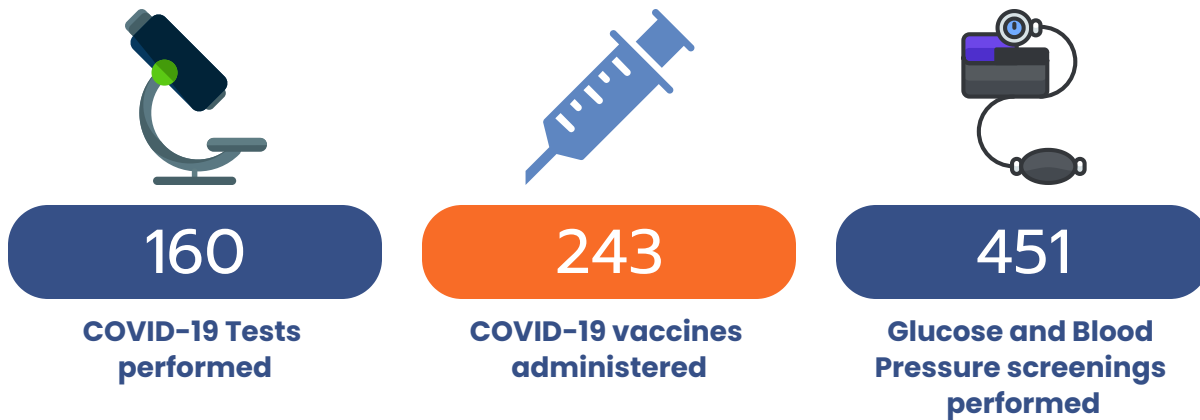
The fund makes annual scholarship awards to students residing in CVHC housing community who are pursuing higher education. Many are the first to go to college in their families and have high financial need.

Support for our Scholarship comes exclusively from staff, board of directors and private donations - Please visit our website: www.cvhc.org/donations

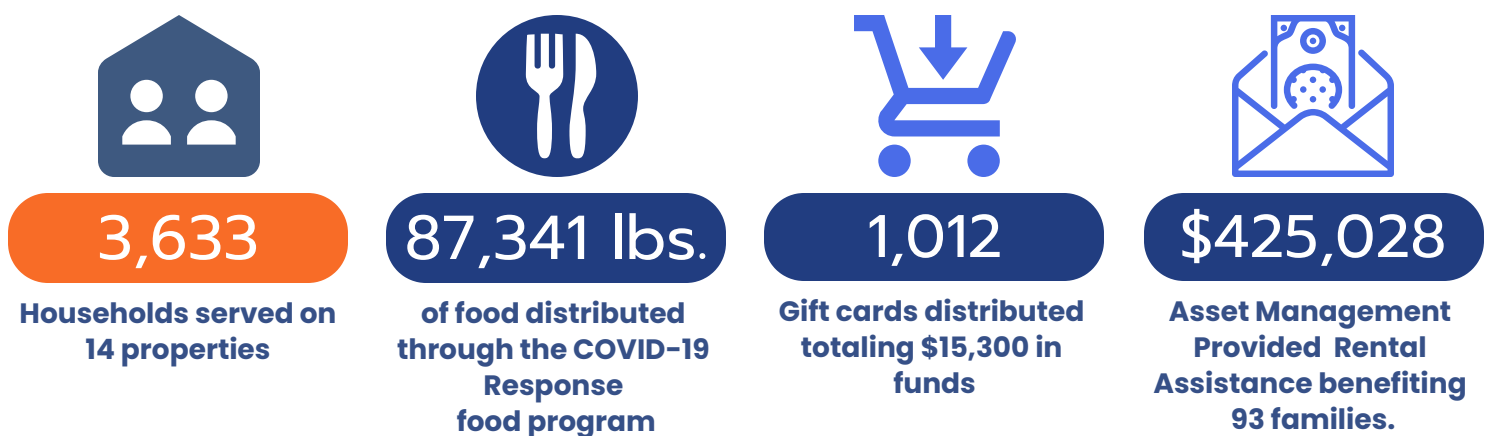
Community Engagement

COVID-19 Response

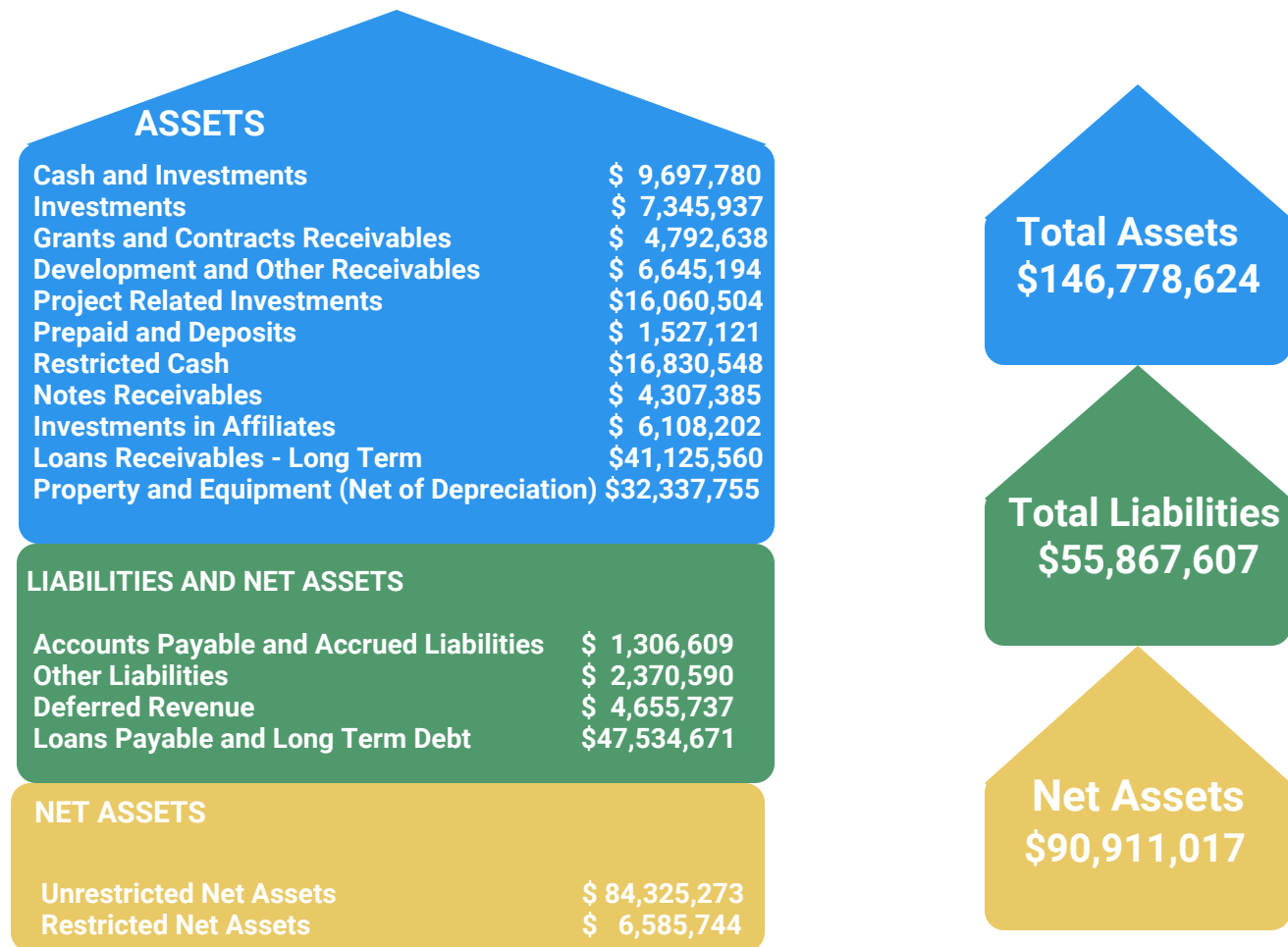
During the COVID-19 pandemic, CVHC was able to partner with local health organizations such as Borrego Health, the Desert Healthcare District and Foundation, Coachella Valley Pharmacy and Coachella Valley Volunteers in Medicine to bring residents onsite COVID-19 testing/vaccines and an array of other health services.



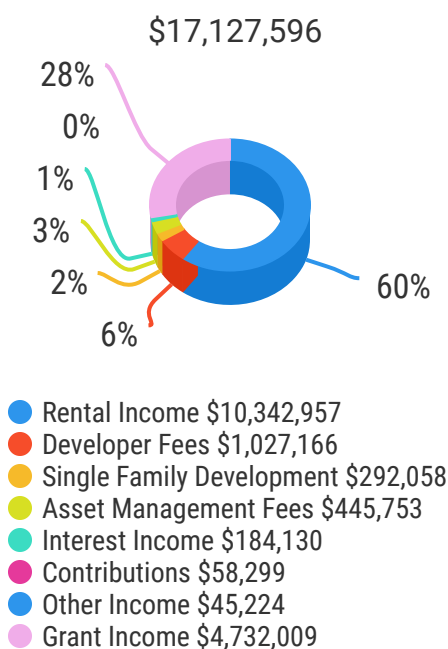
CVHC worked to bring supplies to seniors, low income and farmworker families in quarantine. In partnership with local organizations such as FIND Food Bank and United Farm Workers Foundation, The Community Engagement Team delivered food and gift cards to families throughout Coachella Valley. CVHC also provided rental assistance from NeighborWorks, City of Palm Springs CDBG and California Coalition for Rural Housing.



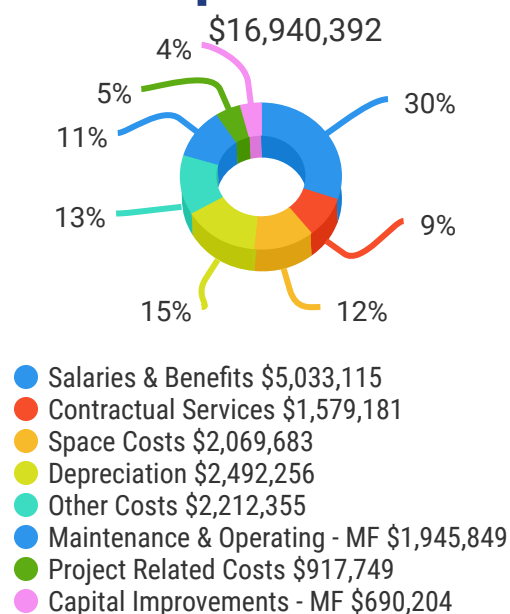
Statement of Financial Position



Revenues



Expenses



Thank you to our Supporters

Major Program Funders

Bank of America
County of Riverside
The California Wellness Foundation
NeighborWorks America
Wells Fargo Bank
USDA-RD Technical Assistance

Corporations, Foundations & Government

Amazon Smile Foundation
Anderson Children Foundation
BBVA Compass Bank Foundation
City of Palm Springs
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CVHC Employees

Luz Aceves	Jessica Leal-Rosas
Celeste Avalos	Mario Leyva
Angelica Camou	Emilia Mojica
Marvin Contreras	Maria Ortega
Diana Enriquez	Alma Perez
Melissa Evans	Pedro S.G. Rodriguez
Curicaheir Ferreira	Kenny Rodgers
Jesus Fernandez	Anna Tellez
Melissa Garcia	Elaine Valencia
Thelma Hernandez	Fabiola Valenzuela
Rosa Jacobo	Maryann Ybarra
Martha Juarez	



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