



Coachella Valley Housing Coalition



ANNUAL REPORT

FY 2023-24



BUILDING COMMUNITIES SINCE 1982

OUR BOARD OF DIRECTORS

ABOUT US

The Coachella Valley Housing Coalition, a California nonprofit community development corporation, was founded in 1982 by a group of community advocates, local community, and business leaders to address the substandard living conditions that farmworkers and other low-income persons were enduring in the Coachella Valley. We are governed by a volunteer community member Board of Directors serving the Riverside, Imperial, and San Bernardino Counties. Over the last forty-two (42) years we have developed over 5,000 units of high-quality affordable single and multifamily housing for hard working individuals and families. Every CVHC housing community is built with a solid commitment to partnerships, vision, and extensive community planning.



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EXECUTIVE DIRECTOR AND BOARD PRESIDENT MESSAGE



JUAN A. MUÑOZ
President



PEDRO S.G. RODRIGUEZ
Executive Director/CEO

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.

OUR MISSION

The purpose 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.

“It is a pleasure to submit this annual report message for the Coachella Valley Housing Coalition (CVHC) for Fiscal Year 2023-24. We had an incredible year and achieved many accomplishments, including completing construction of fifty-three homes in our Rural Mutual Self-Help Program, and fourteen homes in our Urban Self-Help Program. We held move in celebrations for several Mutual Self-Help participants in the cities of Desert Hot Springs, Imperial, Brawley, and Palm Desert, CA. We also held a grand opening celebration for our special needs affordable housing development at Vista Sunrise II Apartments, in Palm Springs, CA. We co-sponsored the 2023 Rural LISC Annual Seminar, where more than 250 attendees from Rural America had an opportunity to network with their peers and tour our eastern Coachella Valley developments. We had visits from high-ranking officials including, USDA, Rural Development State Director of California, Maria Herrera Gallegos, California Secretary Tomiquia Moss, and Deputy Secretary Sasha Kergan from the California Business Consumer Services and Housing Agency (BCSH). Our Community Engagement team continued providing amazing services to our residents throughout the year. Our Asset Management team provided excellent oversight of our multifamily portfolio. We survived the tremendous increase in multifamily liability and property insurance and are fortunate that all our properties remained financially sustainable. Financially, we had a strong year with operating revenues exceeding our operating expenses, and we received a Unmodified Opinion on our Consolidated Financial and Compliance Audit. Finally, our Inaugural Annual Giving Program was a remarkable success thanks to the generosity of our loyal financial supporters.

During this fiscal year, our Single-Family department continued building houses in the cities of Imperial and Brawley under the “Mutual Self-Help Program,” funded by the USDA, Rural Development, using the self-help approach. We completed fifty-three rural (53) homes and had ninety-four (94) homes under construction. We also completed fourteen (14) urban homes under our Urban Self-Help Program in the city of Palm Desert, CA. We provided homebuyer education counseling to 354 families and currently, we are processing the Nuestro Orgullo subdivision map for our land in Mecca, CA, which will provide affordable housing opportunities for 291 hard-working families.

Our Multifamily department completed construction of Vista Sunrise II Apartments, a 61-unit development of affordable housing for people with special needs. We had a wonderful grand opening celebration with many civic leaders, funders, and supporters. We secured financing for the development of a 92-space mobile home park (San Antonio Del Desierto Mobile Home Park) in the town of Mecca, CA. We look forward to constructing an additional 150 units of housing at the Fred Young Farm Labor Center site (100 units of multifamily housing and 50 units of senior housing). We also look forward to securing local, county, state, and federal funding opportunities for our multifamily development pipeline.”

***“As always, we continue to be 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.”

Pedro S. G. Rodriguez~ Executive Director / CEO

SINGLE-FAMILY DEPARTMENT

By the Numbers	FY23/24
Self-Help Housing	67
Loan Closings	20
Average Loan	\$326,500
Housing Counseling/ Education	354
Financed in Loans	\$6,449,250
Leveraged in Financing	\$82,500
Jobs Created	308
Total Homes Completed	2,187

The Single-Family development department completed 67 homes in FY 2023 - 2024 and assisted 109 individuals and families in securing permanent and subsidy financing that helped them achieve their goals of homeownership. Fifty-Three (53) of these homes are in Imperial County, with Fourteen (14) in Riverside County.

Single-Family staff were also successful in securing combined funding in the amount of \$9,457,500 to benefit the departments' housing counseling, development, and housing activities.



SINGLE-FAMILY DEPARTMENT

MEET THE HERNANDEZ ESPINOZA FAMILY

“One of the best decisions my wife and I have ever made is to take part in the Coachella Valley Housing Coalition self-help program. Building your house requires significant commitment. After over a year, we have successfully finished our home. There were challenges, such as the weather, that made it quite difficult to work outside in the heat, but in the end, it was all worth it. We are thankful and happy to have a home. We also got to know our neighbors and became friends.

I want to express my sincere gratitude to all the supervisors for their constant assistance throughout the construction of our home, particularly to Don Jesus. You had an incredible method for teaching and guiding us throughout all the construction. I am grateful to everyone who helped us in making our dream a reality.”



Jesus Fernandez

After 21 Years of dedicated service, we proudly celebrate the retirement of Don Jesus Fernandez from the Coachella Valley Housing Coalition. Throughout his career, Jesus had a vital role as the Construction Manager for several single family groups, leaving behind a lasting impact on countless families. Thank you, Jesus for your years of hard work and contribution to CVHC’s mission and the communities we serve. Wishing you all the best in this new chapter of your life.

Thank You



MULTI-FAMILY DEPARTMENT

San Antonio Del Desierto Mobile Home Park

In December 2023, the Coachella Valley Housing Coalition (CVHC) was awarded \$20,280,480 from the state of California Department of Housing and Community Development through the Manufactured Housing Opportunity and Revitalization (MORE) Program to develop the San Antonio Del Desierto Mobile Home Park. The mobile home park will be located in Mecca, CA and will include 92 new spaces on 21 - Acres of a 32 - Acre site. As part of the development, 56 new mobile homes will be purchased to relocate families from the existing San Antonio Del Desierto Mobile Home Park. Twenty-six (26) spaces will be set aside to be occupied by families from the Oasis Mobile Home Park. Construction is scheduled to begin in the summer of 2025.

Vista Sunrise II Apartments

In May 2024, construction of the Vista Sunrise II Apartments was completed. This project is a 61-unit development for chronically homeless and chronically ill individuals. Thirty-Five (35) of these units are set aside for chronically homeless individuals and include Section 8 project-based vouchers. The 35 units were fully furnished, and basic essentials were provided to help the residents feel at home. The development includes a community room, computer center, demonstration kitchen, on-site manager, and on-site case worker. Residents have access to DAP Health's wealth of healthcare and educational services located on-site.

GreenPoint Rated Platinum -Vista Sunrise II Apartments

By the Numbers	FY23/24
New Affordable Housing Units	61
Units in Pre-Development	932
Funding Leveraged	\$32,215,633
Jobs Created	150



61 UNITS OF MULTI - FAMILY AFFORDABLE HOUSING ADDED IN PALM SPRINGS, CA



OUR IMPACT

The Multi-Family department has over 1,000 units in its pipeline and recently (August 2024) submitted three (3) 4% tax credit applications. The JFM Villas Family Apartments is a 100-unit development that includes 50 units set aside for farmworkers and will include various services and amenities including a childcare center. The JFM Villas Senior Apartments is a 50-unit development for seniors and will include 25 units set aside for retired farmworkers. This development will include various services & amenities including a fitness room and library. The Oasis Villas I Apartments will be an 80-unit farmworker development and will include various services and amenities, including a swimming pool.

The Asset Management Department oversees the multi-family housing portfolio and the property management company for regulatory and financial compliance, physical viability, and resident livability. The portfolio consists of 42 multi-family housing developments owned by the organization, either directly or as the Managing General Partner of a tax credit limited partnership. The total number of units is 3,050 units, and more than 7,600 residents. The multi-family developments include farmworkers, migrant farmworkers, seniors, veterans, families, and special needs housing. The properties are operated and managed by Hyder & Company Property Management Professionals.

Multi-Family Housing Developments	3,050 Units
Family	1,507
Senior	152
Farmworkers	1,015
Veterans	138
Special Needs	238
Residents Served	7,670
Seniors	19%
Youths	18%
Children	19%
Adults	44%
Economic Impact	\$27,931,005
On-Site Staff	85
Hired Trades	58

BUILDING HEALTHY COMMUNITIES

The Community Engagement Department, in collaboration with various partners, provided a range of services to enhance residents' education, health, and cultural well-being. Health initiatives included free COVID-19 testing and vaccinations, flu and tetanus shots, diabetes, and mental health workshops. Educational programs offered after-school activities, tutoring, scholarships, and computer literacy courses. Additionally, cultural development programs included ballet folklórico and mariachi lessons for youth. A total of 953 residents benefited, contributing to a stronger, healthier community.

7,045
Academic Tutoring Hours

115
Residents attended Community Building & Wellness Hikes

Computer Instruction Classes
Mariachi Music & Ballet Folklórico Instruction

9
Mobile Clinics
70
Residents seen

126
Children and Youth participants in our Afterschool Program



8
Resource Fairs
340
Residents Attended

17,477
Individuals benefited from Food Assistance

20
Mental Health Workshops

26
JFM College Scholarships awarded totaling **\$26,000**

300
Children Served through the Angel Tree Program

OUR COMMUNITY

“Every time I walk through my door here, this beautiful studio, I’m overwhelmed by a sense of gratitude.”

- Vista Sunrise II Resident

“I’m glad my mother and I were able to come to the mental health class, to distract my mom from my father’s recent passing.”

-Las Casas III Resident

“I was glad I was able to be seen by the mobile clinic, since I don’t know how to read and write. I felt comfortable to come in.”

- Fuente De Paz Resident

“I appreciate you all for giving my family the opportunity to see new places with Friends of the Desert at Palm Springs - Tramway, since I’m unable to do it myself.”

-Arroyo De Paz Resident

“I was glad to have attended the Committee By Cities meeting because I learned of helpful resources and for receiving the stipend food card; it really came in handy.”

-Rosa Gardens Resident

“I just received the keys to my new apartment, where it will be much easier for my husband’s health to be able to get around with no more upstairs level.”

- Coyote Run I Resident

“The availability and affordability of being able to build a home with the Coachella Valley Housing Coalition is the program that blessed my parents with being able to afford and build my home. They allowed my parents to give my siblings and I a place to comfortably call home. Without the help of CVHC, going to college, and living safe and secure probably couldn’t have happened.”

-CVHC Scholarship Recipient



BUILDING HOUSING OUR



JFM Villas Family – 100 units
Indio
Fully Funded



JFM Villas Senior – 50 units
Indio
Fully Funded



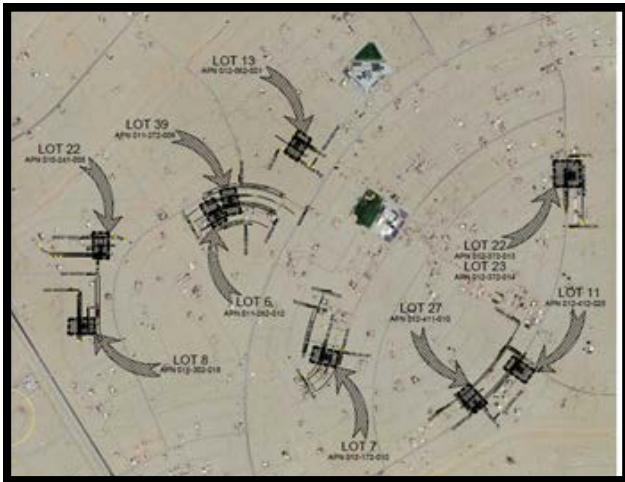
North Shore - 261 Homes
Fully Funded



St Anthony's Mobile Home Park – 92 spaces
Thermal
Projected Date of Construction - August 2025

AFFORDABLE COMMUNITIES

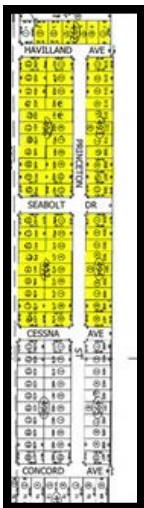
FUTURE



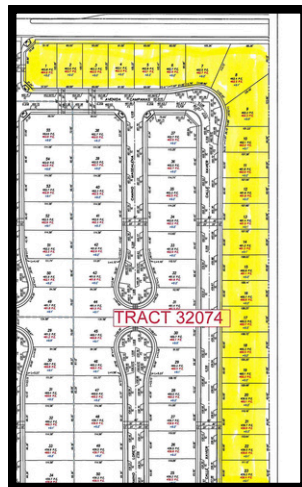
Salton Sea - 30 lots Projected
Date of Beginning of Construction - May 2025



Nuestro Orgullo Mecca - 291 houses
Projected Date of Beginning of Construction - End of 2026



Brawley - 57 lots
Projected Date of Beginning of Construction - September 2025



Urban Self Help
Coachella - 24 lots
Projected Date of Beginning of Construction - End of 2026



Oasis Villas I - 80 units
Projected Date of Beginning of Construction - Early 2026

STATEMENT OF FINANCIAL POSITION

Assets

	\$ 170,669,739
Cash	\$ 20,540,411
Investments	\$ 4,994,508
Grants Receivable	\$ 4,570,716
Development and other Receivables	\$ 7,620,292
Projected Related Investments	\$ 15,748,251
Prepays and Deposits	\$ 1,264,295
Restricted Cash	\$ 14,359,494
Notes Receivable	\$ 5,473,599
Investments in Affiliates	\$ 7,370,717
Long Term Receivables	\$ 46,814,029
Property, plant and Equipment	\$ 41,913,427

Liabilities and Net Assets \$ 79,347,789

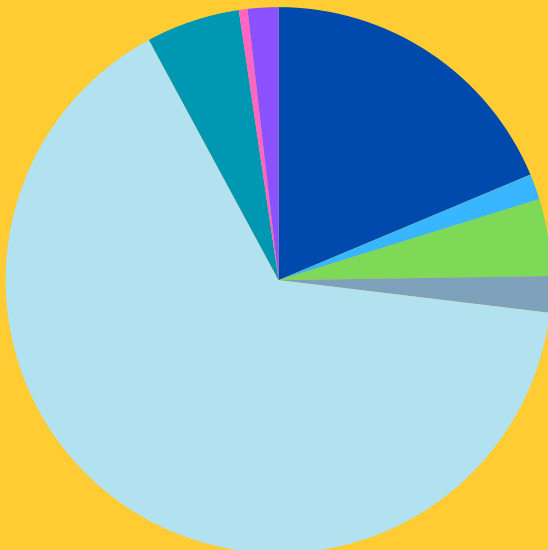
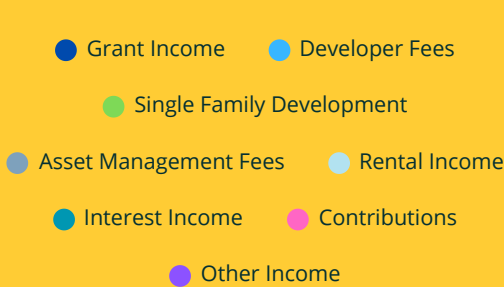
Accounts Payable & Accrued liabilities	\$ 1,800,002
Other Liabilities	\$ 7,178,401
Deferred Revenue	\$ 6,470,358
Loans Payable and Long Term Debt	\$ 63,899,028

Net Assets \$ 91,321,950

Unrestricted Net Assets	\$ 86,058,571
Restricted Assets	\$ 5,263,379

OPERATING
REVENUE
\$21,451,340

OPERATING
EXPENSES
\$19,224,255





2023-2024



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THANK YOU FOR YOUR SUPPORT

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US Bank
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THANK YOU FOR YOUR SUPPORT

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