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OCTOBER 2019

Another Step Forward for Affordable Housing in St Helena!



OTSH purchased this property at 963 Pope Street

Now accepting pre-applications

OTSH is now accepting pre-applications to rent this 2 bdrm/1 bath home at 963 Pope St. Households with incomes from \$55,650-\$79,500 may qualify. [Pre-applications are available on our website.](#)

Our Town St Helena (OTSH) closed escrow this 1/3-acre property on Pope Street in September, utilizing financing from the City of St. Helena and Rural Community Assistance Corporation. By employing a Charitable Sale strategy, which includes significant reductions in capital gains and income tax, the seller was able to

obtain a higher net value than a market-rate sell, and OTSH was able to purchase the property at a deep discount.

Potential for four additional units

The large lot has a nice two-bedroom, one-bathroom house, plus space to build up to four additional units. Once constructed, all units will be rented to income-qualified families in the Very Low-to-Moderate income categories, providing housing for individuals, families and seniors with \$25K-\$150,000 annual income. We will rent the existing house this fall and hope to complete construction of the other units within 24 months. OTSH will retain ownership and manage the rental units long-term.

We're looking for other in-fill opportunities

According to Mary Stephenson, President, BOD, "This is the kind of in-fill project that can fit nicely into a neighborhood and still provide much needed housing for a diverse group of local residents. OTSH hopes to work with other homeowners to determine if a Charitable Sale could have tax advantages for the seller and provide our town with additional housing opportunities."

Notes from Brenkle Court

OTSH is helping eight families work together to build their own homes using the USDA Rural Development Mutual Self-Help Homeownership Program.

We dug trenches on the hottest days of summer.



And poured concrete in the early morning hours.



We expect to begin framing by mid-September.

Meet Our Families: Anai Ortez

Anai graduated from St. Helena High School, attended Sonoma State and graduated with a BA in Latin American studies. Anai is a single mom with a two-year old son, Isaac.



While all eight families must work together to build the Townhome complex, each family is responsible for 35 hours/week for an equitable division of labor. For Anai to meet that requirement, it meant reaching out to her extended family for help. Her team includes her mom, a sister, two older brothers and their significant others. [Read more about Anai.](#)

Community Involvement Opportunities

Cash Contributions

Donations of any amount help us pay for project development and operating expenses.

- Go to our [website](#) to [donate](#).
- Or, make checks out to Our Town St. Helena and send to P.O. Box 94, St Helena, Ca 94574.

Brenkle Court

- [Donate tools](#), volunteer to work onsite, host weekend lunch for workers.
- Sign up for a half or whole day shift, using SignUp, <https://signup.com/go/UeZmYwr>
- Contact Larry Vermeulen, projectmanager@ourtownstheleena.org for information.

Volunteer Time

- Administrative tasks: Help create databases, execute mailings, etc.
- Share your expertise in real estate, finance, translation, fundraising, grant writing and/or construction as a member of our Advisory Committee.

Identify Potential Housing Sites

- Small, single-family homes to large properties. All have potential.
- There can be a greater net value with the tax advantages of a Charitable Sale over a market-rate sale.
- Property analysis is easy, confidential and involves no commitment.
- Contact Mary Stephenson, OTSH Board President: 707.849.2583 for information.

Our Town St Helena is a 501(c)3 corporation.

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Our Town St. Helena
PO Box 94, St. Helena, CA 94574
707.302.8908 | ourtownsthelena.org | ourtownsh@gmail.com

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