



BRENKLE COURT

EIGHT OWNERSHIP TOWNHOMES



- 3 Bedrooms, 1.5 bathrooms, 2 stories
- 1,351 square feet of living space
- Energy and water efficient
- Single-car garage, additional surface parking
- Private backyards plus common areas
- Owners' HOA to manage the property



HOMEOWNERS:

Eight first-time homeowners, with incomes between 40 and 90 percent of Napa County Area Median Income, who currently rent and work in the St Helena area. Each owner committed to work 32 hours per week in addition to their regular employment. This is an average of 4,000 hours per family group over 160 weekends, with the help of volunteers and skilled subcontractors. Even with a US government shutdown, three fires, three harvests, the COVID pandemic, and global supply chain challenges, the project was finished on budget.

PROGRAM:

US Department of Agriculture Rural Development Mutual Self-Help Homeownership Program

The City of St Helena sold the 0.50-acre site to Our Town St. Helena (OTSH) for \$1.00. USDA RD awarded a grant to OTSH to develop the lots and sell them to the families. Each family qualified for a low-interest loan from USDA that covered the construction cost and their long-term mortgages. The City granted fee waivers and the City and Napa County each provided subsidy loans through their respective Affordable Housing Trust Fund. Each home has a 55-year deed restriction requiring the homes be sold to income-qualified families. This means Brenkle Court will maintain affordable homeownership for several generations.

DEVELOPER
Our Town St Helena
a 501(c)3 corporation

ARCHITECT
Tom Faherty
Valley Architects

PROJECT MANAGER
Larry Vermeulen
Our Town St Helena

DURATION: Pre-Development: 2015–2019 Construction: 2019–2022
COST: Total project cost: \$4,727,000 Per home cost: \$590,000 (under \$400 per square foot)

LENDERS/GRANTORS	SUBCONTRACTORS/SUPPLIERS	
<ul style="list-style-type: none"> • USDA Rural Development • Rural Community Assistance Corp. • City of St Helena • Napa County • Gasser Foundation • Silicon Valley Bank • Central Valley 	<ul style="list-style-type: none"> • Taylor-Bailey Construction • Ron Priest Construction • Chris Andrews Plumbing • Up Valley Electric • Air Zone HVAC • The Paint Works • Pearson's Appliance 	<ul style="list-style-type: none"> • John Lopez Roofing • United Sheetrock • ZFA Structural Engineers • T&O Masonry • Central Valley

Brenkle Court was the first project undertaken by Our Town St Helena (OTSH), whose mission is to create housing opportunities for the people vital to our community. OTSH currently has two projects in development which are slated to bring at least 50 new income-qualified rental units to St Helena. For information or to make a tax-deductible donation, please go to ourtownsthelema.org or contact Jennifer La Liberte, Executive Director, at jennifer@ourtownsthelema.org.