2026 Impact Report

Grounded for What Comes Next



COMMUNITY VISION

Letter from the President

Dear Friends,

As Community Vision approaches our 40th anniversary, I find myself thinking about both how much has changed, what has remained constant, and where we're going next.

For nearly four decades, we have worked alongside communities to turn ambitious ideas into lasting places: homes, health centers, cultural spaces, and community facilities that create stability and opportunity. That work has always required us to adapt to changing conditions while staying grounded in the relationships, expertise, and values that have shaped Community Vision from the beginning.

This past year was an important chapter in that story.

We deepened our investment in healthcare and health-related facilities across California, from the Far North to the Central Valley. We were also awarded $75 million in New Markets Tax Credits (NMTC), giving us another powerful tool to complement our lending and make larger, more complex projects possible.

In Bakersfield, for example, we provided a $15 million NMTC allocation to help make possible The Open Door Network's new integrated campus, bringing healthcare, housing support, and other essential services together in one place. The campus will also include something especially meaningful: onsite childcare, giving parents added support as they access services and take steps toward greater stability.

We also launched new ways to apply our expertise. Through our Community Real Estate—Arts to Equity (CREATE) cohort program, we are helping arts and culture organizations plan for their long-term stability in the places they call home—whether that means preparing to purchase a building or ensuring a space they already own can remain a strong community asset for decades to come.

And we laid the groundwork for our newest program, Ready to Build, which launched this fall to help Bay Area nonprofits advance affordable housing projects. The program brings our real estate and financial expertise to community-based organizations stepping into housing development, helping them move current projects forward while building their capacity for the long term.

Our mission also calls us to look beyond individual projects. This year, we joined fellow CDFIs in Sacramento and Washington, D.C., advocating for the programs and investments that help capital reach historically underinvested communities. That work reinforced the power of our broader ecosystem—and the importance of working together to protect and strengthen the resources communities rely on.

We are doing this at a moment when the resources and institutions that support community development cannot be taken for granted. This moment asks us to stay grounded in our purpose while remaining open to new ways of advancing it—and throughout our history, we've adapted to do just that.

Since 1987, our work has evolved alongside the communities we serve. Today, we work across a larger geography, with more tools and new opportunities ahead. But our foundation remains the same: deep relationships, a commitment to community ownership, and the belief that communities should have the resources and power to shape the places they call home.

As we enter our 40th year in 2027, we are carrying that foundation forward—grounded in what we have learned, investing in what communities need today, and preparing for what comes next.

Thank you for being part of this work.

In community,



Catherine Howard
President

By the Numbers: Lending

OUTPUTS

14
Number of loans closed

$38,422,800
Dollar value of loans closed*

$120,009,846
Portfolio outstanding at year end

* Total loan dollars closed reflect only new capital deployed during FY26.

OUTCOMES

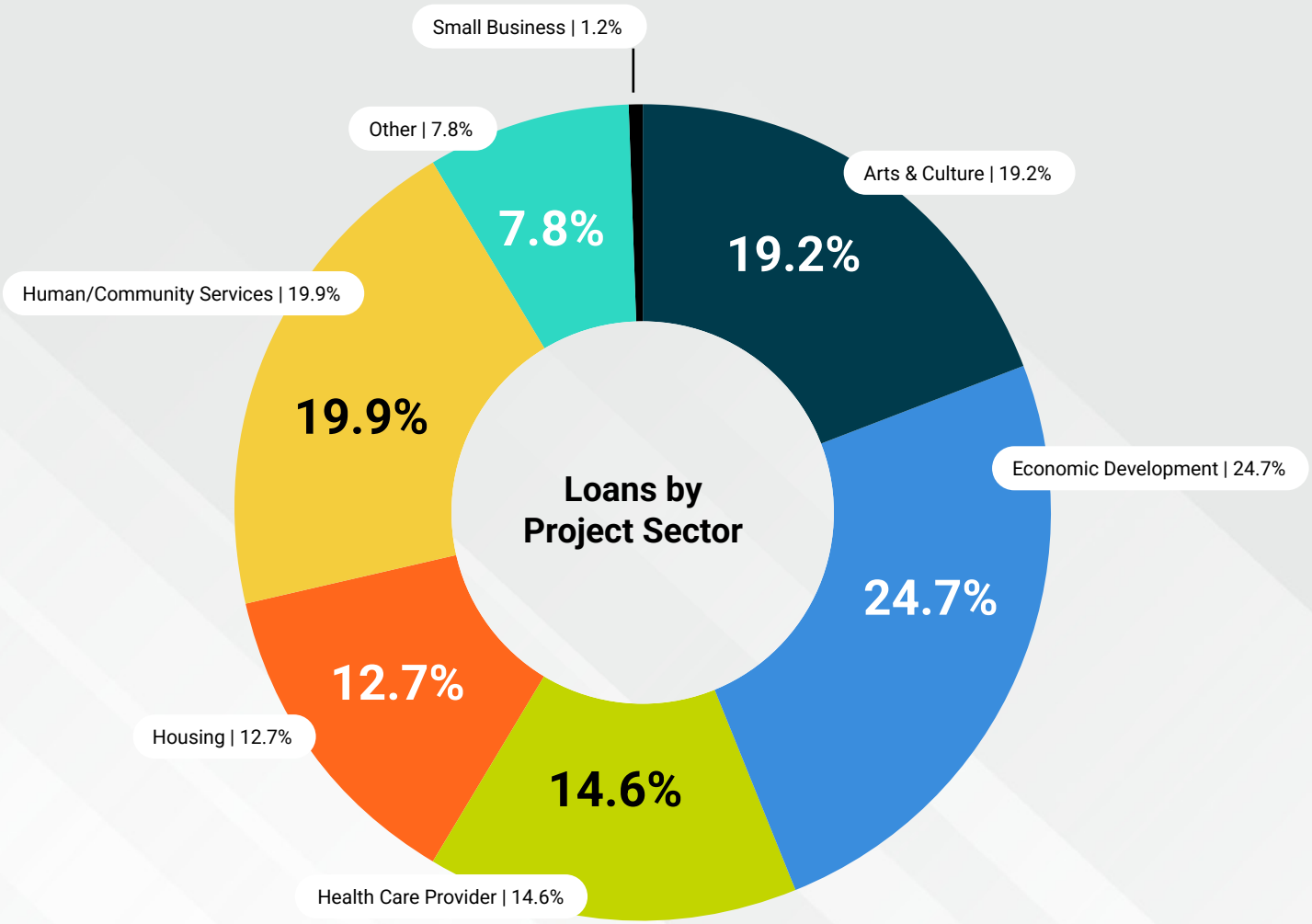
4,884,997
People served by our borrowers

393,404 sq ft
Social purpose real estate space created or preserved

39
Affordable housing units created or preserved

195
Permanent jobs created

1,825
Permanent jobs preserved



As percentage of dollar amount

By the Numbers: Lending

DEMOGRAPHICS

57.1%
Share of loans made to BIPOC-led borrowers

63.9%
Share of total dollars loaned to BIPOC-led borrowers

64.3%
Share of loans made to women or non-cisgender-led borrowers

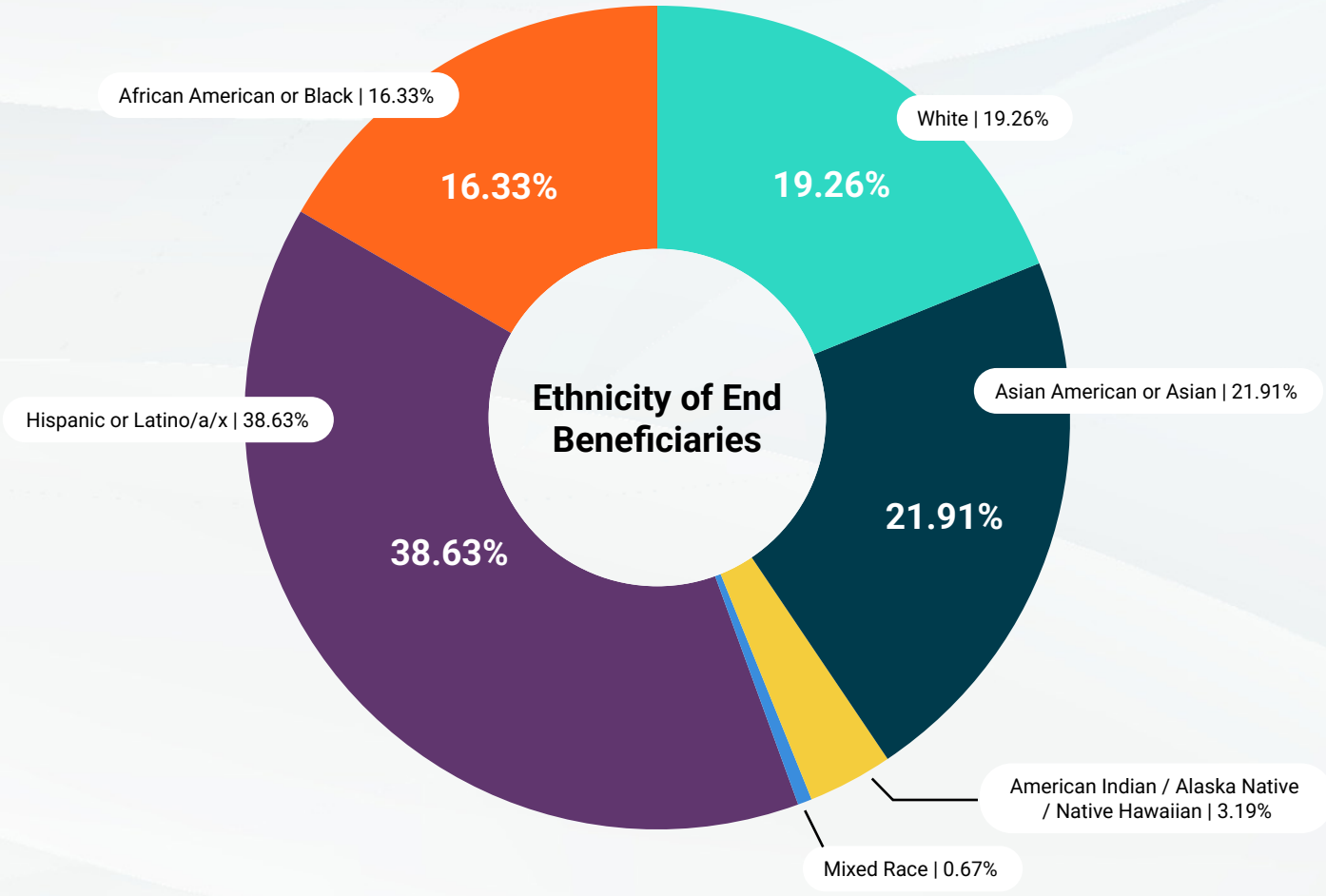
60.2%
Share of total dollars loaned to women or non-cisgender-led clients

50%
Share of loans that primarily serve low-income people

67.15%
Share of total dollars loaned that primarily serve low-income people

71.4%
Share of loans in CDFI Investment Areas

29%
Share of loans in persistent poverty census tracts



We collect and report demographic data solely for impact measurement purposes. All funding decisions follow federal and state non-discrimination requirements.

We define BIPOC-led organizations as those led by an executive director who identifies as BIPOC and/or where more than 50% of the board identifies as BIPOC.

By the Numbers: New Markets Tax Credits

OUTPUTS

2
Number of deals closed

$25,000,000
Dollar value of NMTC allocation deployed

OUTCOMES

2,857
People served by our borrowers

116,225 sq ft
Social purpose real estate space created or preserved

56
Permanent jobs created

80
Permanent jobs preserved

Groundbreaking for La Placita, a project by School of Arts and Culture at Mexican Heritage Plaza. Community Vision supported the project through advising services and an NMTC source loan.





By the Numbers: Advising

OUTPUTS

62
Number of consulting engagements

58
Number of Rapid Response technical assistance calls

4,471
Hours of consulting provided

512
People attending workshops

OUTCOMES

54,448 sq ft
Social purpose real estate space created or preserved

773
Permanent jobs preserved

247,680
People served by Consulting clients

DEMOGRAPHICS

88%
Share of consults provided to BIPOC-led clients

85%
Share of consults provided to women or non-cisgender led clients

57%
Share of consulting clients in CDFI Investment Areas

13%
Share of consulting clients in CDFI persistant poverty tracts

South Tower CLT 2026



Community Stories: Health

Investing in California's Health Infrastructure

From Tribal-led healthcare in the Far North to integrated care in the Central Valley, Community Vision is investing in the places and organizations that help Californians access care close to home.

Healthcare depends on the infrastructure where care happens: clinics with room to grow, permanent facilities that protect providers from displacement, and community spaces that bring essential services closer to the people who rely on them.

In FY26, we deepened our investment in healthcare and health-related facilities across California—supporting organizations expanding primary and behavioral healthcare, strengthening services for older adults, delivering medically tailored meals, and integrating care with housing, childcare, and other essential services.

This work builds on decades of experience. Since our founding, Community Vision has invested **more than $87 million in healthcare and health-related facilities statewide,** supporting community-rooted providers in urban, rural, Tribal, and historically underinvested communities.



Livingston Community Health







The Open Door Network

Bringing Care Together in Bakersfield

For more than 45 years, The Open Door Network (TODN) has supported Kern County residents experiencing homelessness, domestic violence, behavioral health challenges, and economic hardship. When one of its primary service facilities was acquired to make way for California High-Speed Rail construction, the organization faced an urgent need to relocate.

Instead of simply replacing what was lost, TODN saw an opportunity to rethink how families access care.

The nonprofit is creating a new four-building campus in Bakersfield that will bring services previously spread across multiple locations into one integrated campus. Emergency shelter, healthcare and behavioral health services, transitional wellness care, housing navigation, workforce development, family services, and other resources will be available in one place.

Community Vision provided **$15 million in New Markets Tax Credit allocation** to help make the campus possible—the first project supported through our latest $75 million NMTC allocation.

One feature is particularly distinctive: **onsite childcare.** The campus will be the first shelter of its kind in California—and one of only a few nationwide—to provide childcare onsite, allowing parents to access care and other services while their children are cared for nearby.

> **"Our families and neighbors who seek our resources deserve a system with limited barriers and ample support. This one-of-a-kind campus will make it easier for those who come through our doors to access the care they need in one place."** — Lauren Skidmore, Chief Executive Officer, The Open Door Network

By 2031, TODN expects the campus to serve approximately 2,481 people annually—a 94% increase over the programs being consolidated. The project is also expected to create or retain 109 permanent jobs and support 61 construction jobs.

NMTC financing helped fill a gap on a project whose size and complexity required resources beyond conventional lending—helping TODN turn an unexpected displacement into an opportunity to build a permanent home designed around the people it serves.



K'ima:w Medical Center

K'ima:w Medical Center | Hoopa Valley

Expanding Tribal healthcare in California's Far North

K'ima:w Medical Center has provided healthcare to the Hoopa Valley Reservation and surrounding Klamath-Trinity region for more than 50 years. After outgrowing its existing facility, the independent, Tribally governed nonprofit is adding approximately 10,000 square feet to expand exam rooms, pharmacy and laboratory facilities, and other clinical and operational space.

Community Vision provided **$4.5 million** toward $10 million in financing led by North Edge, alongside Rural Community Assistance Corporation, Humboldt Area Foundation, and Headwaters Fund. The expansion will allow K'ima:w to meet growing needs for medical, dental, behavioral health, pharmacy, substance use treatment, diabetes care, and other essential services.

The investment also builds on Community Vision's earlier work in Hoopa Valley. In 2019, we helped finance the Hoopa Shopping Center, restoring access to the community's only local grocery store. Together, the two projects invest in fundamental pieces of community health: **access to good food and access to care.**











Teen Kitchen Project teen volunteers

Teen Kitchen Project | Santa Cruz County

Making nutritious food part of care

Healthcare infrastructure does not always look like a clinic.

Teen Kitchen Project prepares and delivers medically tailored meals to people living with serious illnesses, nearly 90% of whom are low-income and enrolled in Medi-Cal. Working alongside professional staff and volunteers, local teens aged 14–18 years old prepare meals for neighbors facing cancer and other serious illnesses, gaining hands-on work experience, leadership skills, and confidence while serving their community.

In 2025, Teen Kitchen Project delivered more than **175,000 meals to approximately 1,000 households.** After more than a decade working from separate rented spaces, it had outgrown its facilities.

Community Vision provided **$1.2 million** in financing for a new 4,200-square-foot commercial kitchen and headquarters in Soquel. Once complete, the facility will allow Teen Kitchen Project to **more than double the number of clients it can serve** while creating more opportunities for young people to learn, lead, and contribute to their community.

Elica Health Centers | West Sacramento

Preserving a trusted place for care through ownership

Sometimes expanding healthcare access means protecting what a community already has.

Elica Health Centers had leased its West Sacramento clinic since 2013. In FY26, Community Vision provided **$1.09 million** to help the Federally Qualified Health Center (FQHC) purchase the property, securing a permanent home for a clinic that serves an average of **more than 5,400 patients annually.**

Ownership protects Elica from displacement and provides greater stability for a site offering pediatric and internal medicine, behavioral health support, and specialty care referrals.



Elica Health Center West Sacramento clinic

Ampla Health | Marysville

Building coordinated care for older adults

For older adults with complex health needs, accessing care can mean navigating multiple providers, services, and locations—a challenge made even greater in smaller communities where specialized care may be far from home.

Ampla Health is expanding its Marysville clinic to create a different option. A new Program of All-Inclusive Care for the Elderly (PACE) will coordinate medical care, therapy, medication management, transportation, in-home services, and other supports around one goal: helping older adults remain safely in their homes and communities as they age.

There is currently no PACE program within 40 miles of Marysville. Once complete, Ampla's program is expected to serve approximately **376 low-income older adults,** bringing comprehensive, coordinated care closer to home.

Community Vision provided **$10 million in NMTC** allocation to support the project, which is expected to be completed in 2027.

Building for Long-Term Access

Healthcare needs—and the facilities that support them—look different in every community. Across these projects, Community Vision's role is similarly responsive: financing expansion, preserving existing facilities, and bringing flexible capital and specialized tools to projects that are difficult to finance conventionally.

The goal is the same: helping community-based providers build the stability and capacity to serve their communities today—and for years to come.

Community Stories: NMTC







Making Ambitious Projects Possible

A new $75 million New Markets Tax Credit allocation expands the tools Community Vision can bring to complex, high-impact projects across California.

Some of the projects communities need most are also among the hardest to finance.

Healthcare centers, community facilities, and other large projects often cost more than conventional financing alone can support. The New Markets Tax Credit (NMTC) program helps make these projects possible by bringing private investment into low-income and historically underinvested communities and making financing more affordable for organizations working there.

Community Vision has made healthcare a particular focus of this work, drawing on decades of experience financing community health facilities and deep expertise within our lending team. Our latest NMTC allocation allows us to build on that foundation, supporting providers bringing essential care to communities where investment has historically fallen short.

In FY26, Community Vision received $75 million in NMTC allocation authority from the U.S. Department of the Treasury's CDFI Fund—our eighth award and $293 million in total allocation authority since we began participating in the program.

NMTC gives Community Vision another tool to bridge the gap between what an ambitious project costs and the financing an organization can reasonably take on. The result can be lower financing costs for nonprofits, freeing more of their resources for the people and communities they serve.

We began putting our latest award to work this year. A $15 million allocation is helping The Open Door Network build its integrated care campus in Bakersfield, while $10 million is supporting Ampla Health's expansion in Marysville and new coordinated healthcare services for older adults.

These projects show what NMTC can unlock: bringing public and private resources together to turn ambitious plans into lasting community infrastructure.

Left: Rendering of La Placita, a project by School of Arts and Culture at Mexican Heritage Plaza; top right: Jessica Paz-Cedillos, CEO or School of Arts and Culture at Mexican Heritage Plaza, speaking at La Placita's groundbreaking; bottom right: La Placita's groundbreaking

Community Stories: CREATE

Keeping Community Arts Rooted in Place

Through CREATE, arts and culture organizations are building the financial and real estate capacity to secure—and sustain—the spaces that make their work possible.

Arts and culture organizations do more than produce and present art. They preserve cultural traditions and histories, create places for people to gather and belong, and help shape the identity of their communities. Having a stable place to do that work matters.

Yet securing and sustaining those spaces can be difficult. Arts organizations face rising rents, unstable leases, aging facilities, limited access to capital, and the challenge of investing in real estate while sustaining their missions.

In 2026, Community Vision launched Community Real Estate—Arts to Equity (CREATE), a two-year program helping arts and culture organizations navigate those challenges and plan for a more stable future.

The inaugural cohort includes 16 organizations—10 from across the Bay Area and six in Fresno. Through one-on-one advising with our team of Community Real Estate Consultants, training, peer learning, and connections to specialized professionals, participants are strengthening their financial management and navigating decisions around leasing, acquisition, ownership, and long-term stewardship.

Their circumstances vary, but the question at the center of the work is often the same: What will it take for this organization—and the place it calls home—to thrive for another generation?





CalCORE and CREATE participants touring community facilities. Left: Eastside Arts Alliance tour; Right: East Bay Permanent Real Estate Cooperative tour

Participant Spotlights



924 Gilman | Building the Path to Own

For nearly 40 years, 924 Gilman has been a cornerstone of the East Bay punk scene. Its all-ages, volunteer-run venue in West Berkeley has helped shape generations of musicians and built an international reputation as an independent space for music and community.

Now, the organization has an opportunity to pursue something it has never had: ownership of its longtime home.

Through CREATE, Community Vision is helping 924 Gilman prepare for what that opportunity requires—from strengthening financial systems and evaluating a potential purchase to planning for the long-term responsibilities of owning and maintaining an aging building.

For an institution sustained by volunteers, purchasing a property is a significant undertaking. The work underway is helping 924 Gilman chart a path toward ownership that protects both its cultural legacy and its future.

> **"After 40 years of a worker-run, all-ages venue and community space, our long time supporter, Jim Widess, is ready to leave the landlord business. With that uncertainty, 924 Gilman feels that the only way to ensure our future is to have control over the space where we have made our home."** — Adan Luevano, 924 Gilman





924 Gilman

Brava! for Women in the Arts | Sustaining What You Own

Across the Bay in San Francisco's Mission District, Brava! for Women in the Arts is approaching the question of stability from a different starting point.

Brava has owned and operated its historic theater for nearly 30 years. The former vaudeville and movie house has become a multifaceted cultural center, providing performance, rehearsal, and gathering space while supporting artists through residencies, fiscal sponsorship, technical resources, and youth arts education.

Community Vision's partnership with Brava dates back to 1996, when we helped finance the theater's acquisition and renovation. Over the years, we've continued supporting the organization through financing, grants, and advising.

Ownership has given Brava a lasting home. But owning a community asset also brings long-term responsibilities.

As Brava approaches 40 years as an organization and enters a new chapter of leadership, CREATE is helping it assess what both the organization and its nearly century-old building need for the future—from financial planning and physical improvements to a longer-term strategy for investment in the theater.

> "Being part of the CREATE cohort has been a game changer for Brava. As an Executive Director that is new to this organization, I set plans and systems updates with as much resources as I can find, and hope that I am making the right decisions. This program has been an incredible resource in affirming the growth and intentional shifts we are making for financial strategy and capital planning. The frameworks, tools, spreadsheet templates--we have implemented many of the things that we've learned so far, and it has made a huge impact for Brava.
>
> Being in the cohort has allowed me to feel less lost, and even empowered in a cohort of my peers. I especially want to share my huge gratitude for our consultant, Sally Morrow, who has been incredibly thoughtful in guiding our capital planning goals, making materials accessible for us, and demystifying this kind of work." — Kimberley Acebo Arteche, Executive Director

La Peña Cultural Center







La Peña Cultural Center | Carrying a Legacy Forward

In Berkeley, La Peña Cultural Center has spent more than 50 years building a home for arts, culture, and grassroots organizing.

Founded in 1975 in response to the military coup in Chile, La Peña became a center for solidarity and cultural resistance and today describes itself as the last remaining "peña" of a global network of community spaces rooted in the Latin American cultural and political movements of the 1960s and 1970s.

Its building holds that history while remaining an active community resource, hosting performances, classes, workshops, gatherings, and cultural programs throughout the year.

As new leadership considers La Peña's next chapter, CREATE is helping the organization understand what responsible stewardship of that asset requires—from assessing the condition of the building to thinking about maintenance, staffing, revenue, and the role the property should play in La Peña's long-term strategy.

The goal is not simply to preserve a building. It is to ensure that the space can continue evolving alongside the community and mission it exists to serve.

> **"CREATE has meant for us at La Peña an open door to knowledge and possibilities we didn't know we needed so badly. We are excited to feel more ownership over our building, understand our questions better and, eventually, turn our dreams into tangible plans!"** – Consuelo Tupper, Executive Director, La Peña Cultural Center

Beyond Ownership

924 Gilman, Brava, and La Peña represent different points along the real estate journey: one is exploring ownership; two are stewarding community assets they have held for decades.

CREATE is designed for that continuum. Participants receive support across financial health and management, leasing, ownership, and preservation, combining peer learning and specialized expertise with one-on-one advising tailored to each organization.

The program builds on Community Vision's long-standing commitment to the arts and culture sector. Over the years, we have supported arts organizations through grants, financing, training, and advising, and they continue to represent approximately 20% of our advising portfolio each year. Next year, we will build on that work with a new initiative designed to help arts organizations access capital to acquire spaces of their own.

Helping arts organizations secure and sustain the places they call home does more than strengthen individual organizations. It helps communities retain spaces that preserve culture, bring people together, support local economic activity, and contribute to vibrant neighborhoods.



CalCORE + CREATE

Meet the cohort:

San Francisco
Root Division

Brava! For Women in the Arts

Kearny St. Workshop

Daly City
Lyrical Opposition

Oakland
BAMBD CDC

Vallejo
Center for Urban Excellence

San Jose
Local Color

Berkeley
La Peña

Alternative Music Foundation (924 Gilman)

Gilroy
La Casa de Cultura y Arte

Fresno
BreakBox Thought Collective

Dulce Upfront

The LAByrinth Art Collective

Root Access Hackerspace

Community Media Access Collaborative (CMAC)

South Tower Community Land Trust

Community Stories: Advocacy

A Collective Voice for Community Investment

Financing and advising can move individual projects forward. But the resources available for that work are also shaped by decisions at the state and federal levels.





In FY26, Community Vision joined fellow community development financial institutions (CDFIs) in Sacramento and Washington, D.C., advocating for programs and policies that help investment reach communities that have historically faced barriers to capital.

At the State Capitol, we joined the California Coalition for Community Investment's CDFI Advocacy Day, joining community lenders from across California in advocating for continued investment in the California Investment & Innovation Program (Cal IIP). California subsequently approved $6.453 million in additional program funding through an amendment to the 2026–27 state budget, supporting CDFIs' work to expand access to capital in underserved communities. Separately, SB 700 (Grayson) authorizes the Treasurer's financing authority to use fee-supported Small Business Assistance Fund resources for Cal IIP grants, creating an additional funding source to complement the $6.453 million General Fund appropriation. Cal IIP provides state resources that CDFIs can leverage alongside private capital for affordable housing, small businesses, nonprofits, and other community investments.

At the federal level, our advocacy focused on protecting two longstanding tools for community investment: the CDFI Fund and the Community Reinvestment Act (CRA). In Washington, D.C., we joined a Rise Economy delegation advocating for continued support of those longstanding tools that help direct capital to underinvested and disinvested communities. When bank regulators proposed CRA changes that could weaken incentives for banks to invest in community development work, we also contributed to the public comment process. Drawing on resources developed by Opportunity Finance Network (OFN), Community Vision submitted a letter grounded in our own lending data and project examples, illustrating how bank partnerships help finance essential community assets across California.

Advocacy is another way Community Vision works to strengthen the conditions that make community investment possible. Our financing is part of a broader ecosystem of community organizations, CDFIs, government, financial institutions, philanthropy, and other partners—all bringing different resources to the work.

As the community development landscape changes, working alongside our peers helps protect and strengthen the tools communities rely on to invest, build, and plan for the long term.

Photo
Top: Catherine Howard (right) and the Rise Economy delegation meeting with Representative Young Kim (center)
Bottom: Matias Bernal, Vice President of Development, (left, along with other CDFI leaders and staff from Senator McNerney's office



2026 Annual Event

Grounded for What Comes Next

For nearly 40 years, Community Vision has evolved alongside the communities we serve. The scale of our investments has grown. Our reach has expanded across California. And the tools we bring to the work continue to evolve.

What has not changed is what grounds us: deep relationships, community knowledge, and a belief that the people who live and work in a place should have the resources and power to shape its future.

FY26 reflected both that continuity and evolution—from investing in essential healthcare infrastructure and bringing New Markets Tax Credits back into our financing toolkit to deepening our support for arts organizations and advocating alongside our peers.

As we enter our 40th year, we are continuing to expand how we apply our expertise. Ready to Build, launched in fall 2026, is helping Bay Area nonprofits advance affordable housing projects while building their capacity for long term housing management. Another initiative, launching in 2027, will build on decades of work with arts organizations, helping them access capital to move from real estate readiness toward ownership. Across California, we are also deepening our regional relationships and drawing on local knowledge and expertise to better understand and respond to the needs of communities throughout the state.

The landscape will keep changing. Our responsibility is to evolve with it—supporting what communities have built, investing in what they need now, and opening new possibilities for what comes next.

We enter our 40th year grounded in what we have learned—and ready for what comes next.



COMMUNITY VISION

www.CommunityVisionCA.org

Cover photo: East Oakland Youth Development Center