



2017-18 Housing Report

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Purpose of Report

- Provide a recap of activity in Fiscal Year 2017-18.
- Share recommended work plan priorities for Fiscal Year 2018-19.
- Seek discussion on Housing Program and priorities.



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Affordable Housing Fund

- Affordable Housing Fund Subdivisions in Fiscal Year 2017-18
 - General
 - Affordable Housing Projects
 - Worker Proximity Program
- Subdivisions added in Fiscal Year 2018-19
 - JADU Loan Program
 - Lodging Workforce Housing
 - Napa Pipe



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Affordable Housing Fund Balance 17-18

Revenues:

\$2.1 Million

Expenditures:

\$3.9 Million

Ending Available Fund Balance:

\$3.6 million



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Affordable Housing Fund

Key Revenues:

Commercial Fees: \$1.2 Million

Residential Fees: \$543,083

Interest: \$348,862



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Affordable Housing Fund

Key Expenditures:

Intrafund Transfers: \$3.1 Million

Farmworker Centers: \$210,000

Homeless Shelter: \$84,000

Homeless Services: \$39,858

Fair Housing: \$40,000

Home Sharing: \$45,000



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Affordable Housing Projects

- Since 1991 expended over \$20 million to construct over 1,000 affordable units with affordability ranging 40-55 years.
- In Fiscal Year 2017-18 dedicated \$5,376,000 to 3 new projects for 104 units with affordability ranging 40-55 years.
- Six active projects for 190 units.



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Affordable Housing Projects



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Project	Number of Units	County Loan
Brenkle Court	8 (St. Helena)	\$280,000
Napa Courtyards (includes land)	20 (Napa)	\$2,351,000
Turley Flats	8 (St. Helena)	\$798,000
Stoddard West	50 (Napa)	\$2,000,000
Redwood Grove	34 (Napa)	\$1,025,000
Valley View	70 (American Canyon)	\$2,250,000

Affordable Housing Projects



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Project	Approximate Number of Units	Approximate Requested County Loan
Manzanita	50 (Napa)	\$500,000
Napa Pipe	140 (Unincorporated)	Unknown
Lincoln Avenue Apartments	12 (Calistoga)	\$500,000
Heritage House	66 (Napa)	Unknown
Valle Verde	24 (Napa)	Unknown

Worker Proximity Program

- Down payment Assistance of 10% of purchase price to homebuyers below 120% Area Median Income.
- County has invested \$3.8 million over 6 years.
- Generated \$1.2 million in loan pay backs and equity sharing (interest).
- Total of about \$5 million in loans.



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Worker Proximity Program



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- In Fiscal Year 2017-18:
 - Closed 10 loans totaling \$438,450.
 - Five loans repaid totaling \$193,000 in principal and \$53,140 in equity sharing (interest).
- \$350,000 in new funds invested in Fiscal Year 2018-19.
- Closed 4 loans already in Fiscal Year 2018-19, 6 families approved and actively home shopping.
- Five families in application process/waiting list with funds for one application available.

Worker Proximity Program



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Worker Proximity Program Statistics		
	Fiscal Year 2017-2018	Life of Program
Loans Closed	10	122
Average Household Size	3	3
Average Household Income	\$82,663	\$75,382
Average Applicant % of AMI	96%	101%
Average Purchase Price	\$440,000	\$381,493
Average Worker Proximity Loan	\$43,845	\$37,367

Junior Accessory Dwelling Units

- Launched loan program in June 2018.
- Forgivable loan of \$40,000 plus cost of permits and fees in exchange for 10 year low income deed restriction.
- Create a second unit under 500 square feet using an existing bedroom.
- Held two workshops in July and August to recruit applicants.



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Junior Accessory Dwelling Units

- Working through application process with 7 interested property owners.
- Recommendation: Expand program to include conversion of existing spaces to a permitted accessory dwelling unit when cost is similar to cost to create a JADU.



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Other Housing Highlights

- Home Share Match Program:
 - 41 matches made
- Farmworker Centers:
 - 52,491 Bed Nights (92% Occupancy)
- Measure I
 - 1% TOT increase on ballot to generate over \$1 million annually for Affordable Housing programs and services.



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Community Development Block Grant Program

- Federal grant program to provide communities with resources to address a wide variety of community development needs.
- Challenge: Due to population size, Napa County is a non-entitlement jurisdiction. City of Napa is an entitlement jurisdiction. County generally cannot apply for funds for projects in City of Napa.



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Community Development Block Grant Program



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- Challenge: With limited exceptions, must complete in-depth survey to demonstrate need if census tract doesn't meet certain low income guidelines.
 - Example: Lake Berryessa Resort Improvement District
- Staff working with HUD and CDBG to discuss how funding applies to homeless related housing programs.

Community Development Block Grant Program

- Disaster Recovery Program:
 - \$122 million to California wildfires.
 - Zip Code 94558 considered qualified.
 - Process separate from annual allocation process and certain requirements may not apply.
 - Awaiting for guidance and the Notice of Available Funding.
 - County may not be direct applicant but will provide technical support.



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Changes in Housing Policy

- Housing Element requires zoning of sites adequate to meet Regional Housing Needs Allocation.
 - Napa County currently in 5th Cycle through 2022.
 - Required to create 180 units, including 81 Low and Very Low Income Units.



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Changes in Housing Policy

- In 2017, SB 35 shifted focus from zoning to permitting units.
- Recommendation: In addition to supporting housing regionally by investing in projects in cities/town, explore how to create housing opportunities in unincorporated area.



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Housing Element Compliance

- Recommended Focus in 2018-19:
 - Identify opportunities to create Farmworker Units (family or single occupancy) on agricultural parcels.
 - Creation of a loan program to rehabilitate, renovate and/or preserve existing affordable units.
 - Research cost of creating detached Accessory Dwelling Units (Granny Units).
 - Work with Planning staff to identify housing sites for future Housing Element Cycles.
 - Larger Annexation discussion scheduled for BOS on September 11, 2018.



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Conclusion

- Recommendation: Develop a three year strategic plan that:
 - Addresses RHNA and Housing Element current and future requirements.
 - Identifies funding resources (current and projected).
 - Plans for funding opportunities (SB 2 and Affordable Housing Bond).
 - Analyzes projects in the pipeline.
 - Articulates policy priorities.



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