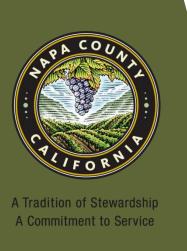


Purpose of Report

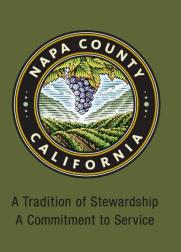


 Provide a recap of activity in Fiscal Year 2017-18.

 Share recommended work plan priorities for Fiscal Year 2018-19.

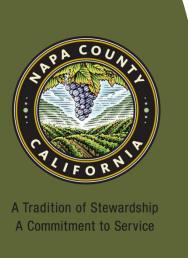
 Seek discussion on Housing Program and priorities.

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

Affordable Housing Fund Balance 17-18



Revenues:

\$2.1 Million

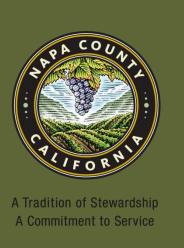
Expenditures:

\$3.9 Million

Ending Available Fund Balance:

\$3.6 million

Affordable Housing Fund



Key Revenues:

Commercial Fees: \$1.2 Million

Residential Fees: \$543,083

Interest: \$348,862

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

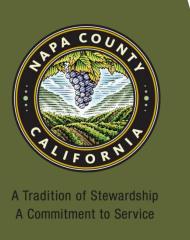
Home Sharing: \$45,000

Affordable Housing Projects



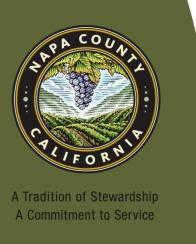
- Since 1991 expended over \$20 million to construct over 1,000 affordable units with affordability ranging 40-55 years.
- In Fiscal Year 2017-18 dedicated \$5,376,000 to 3 new projects for 104 units with affordability ranging 40-55 years.
- Six active projects for 190 units.

Affordable Housing Projects



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



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

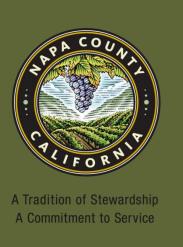
Worker Proximity Program



 Down payment Assistance of 10% of purchase price to homebuyers below 120% Area Median Income.

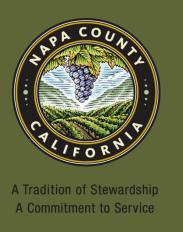
- County has invested \$3.8 million over 6 years.
- Generated \$1.2 million in loan pay backs and equity sharing (interest).
- Total of about \$5 million in loans.

Worker Proximity Program



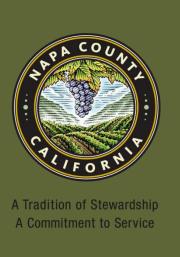
- In Fiscal Year 2017-18:
 - Closed 10 loans totaling \$438,450.
 - Five loans repaid totaling \$193,000 in principal and \$53,140 in equity sharing (interest).
- \$350,000 in new funds invested in Fiscal Year 2018-19.
- Closed 4 loans already in Fiscal Year 2018-19, 6 families approved and actively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

Worker Proximity Program



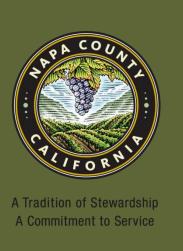
Worker Proximity Program Statistics				
	Fiscal Year 2017-2018	Life of Program		
Loans Closed	10	122		
Average Household Size	3	3		
Average Household Income	\$82,663	\$75,382		
Average Applicant % of AMI	96%	101%		
Average Purchase Price	\$440,000	\$381,493		
Average Worker Proximity Loan	\$43,845	\$37,367		

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.

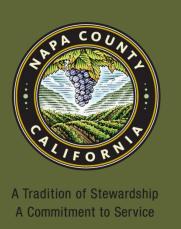
Junior Accessory Dwelling Units



 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.

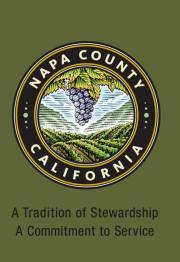
Other Housing Highlights



- 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.

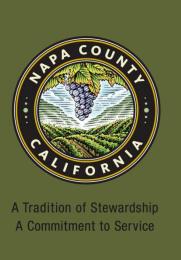
Community Development Block Grant Program



 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.

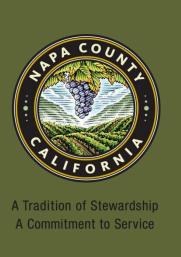
Community Development Block Grant Program



- 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

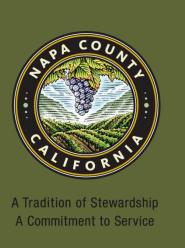
 Staff working with HUD and CDBG to discuss how funding applies to homeless related housing programs.

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.

Changes in Housing Policy

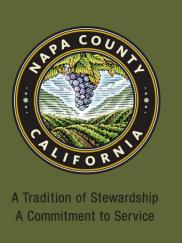


 Housing Element requires zoning of sites adequate to meet Regional Housing Needs Allocation.

 Napa County currently in 5th Cycle through 2022.

 Required to create 180 units, including 81 Low and Very Low Income Units.

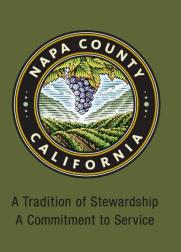
Changes in Housing Policy



• In 2017, SB 35 shifted focus from zoning to permitting units.

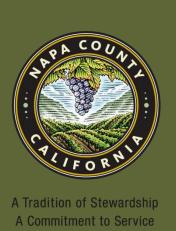
 Recommendation: In addition to supporting housing regionally by investing in projects in cities/town, explore how to create housing opportunities in unincorporated area.

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.

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.