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DRAFT City of Napa 2025-2030 Consolidated Plan and Program Year 2025-2026 Annual Action Plan

Available for Public Comment Through July 19, 2025

Prepared by: City of Napa Housing Division

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan is a five-year strategic planning document required by the U.S. Department of Housing and Urban Development (HUD) for jurisdictions receiving federal entitlement funds. In accordance with 24 CFR 91.200(c) and 91.220(b), the Plan identifies the jurisdiction's housing and community development needs, sets priorities, and outlines how federal resources will be allocated to address those needs over the planning period. The City of Napa is an entitlement jurisdiction for federal Community Development Block Grant (CDBG) funding and is required to prepare and submit a Consolidated Plan every five years. The City does not receive other HUD funding such as the HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), or Housing Opportunities for Persons with AIDS (HOPWA). The City may seek funding from these programs through competitive grant processes when appropriate.

The City of Napa's Community Development Department, Housing Division, is responsible for the preparation, submission, and implementation of the Consolidated Plan (Con Plan), as well as the associated Annual Action Plans. This Plan was developed in compliance with HUD regulations and guidance, utilizing the eCon Planning Suite (Version 11.15) and the Consolidated Plan template provided within HUD's Integrated Disbursement and Information System (IDIS). Primary data sources include HUD-provided datasets, such as the American Community Survey (ACS), Comprehensive Housing Affordability Strategy (CHAS), and the Homeless Management Information System (HMIS). Additional data were incorporated from the U.S. Census Bureau, the State of California, City of Napa adopted Housing Element, the Continuum of Care Strategic Plan to end Homelessness and other local sources to supplement HUD's baseline data and ensure an accurate and locally relevant analysis.

In addition to this executive summary, the Consolidated Plan is organized into the following main components:

- Citizen participation and consultation process- describes the consultation and citizen participation process undertaken to collect information from residents and stakeholders regarding community conditions and needs
- Needs Assessment- analyzes needs related to affordable housing, special needs housing, community development, and homelessness.

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- Housing Market Analysis- examines demographics, the supply of affordable units, the regional housing and labor markets, and other conditions that impact community needs and the programs that address these needs.
- Strategic Plan- identifies specific goals for each jurisdiction based on the highest priority needs informed by the Needs Assessment, Market Analysis, and extensive consultation with community groups and citizens.

The plan also includes the first fiscal year (2025-2026) Annual Action Plan for the City of Napa, which describes the planned investment of federal resources to implement specific activities that address the identified need and strategic goals outlined in the Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Napa has several affordable housing, homeless, and non-homeless community development needs, as identified in the Needs Assessment and Market Analysis drawn from various documents such as the Housing Element, the County of Napa Homeless Strategic Plan, as well as through the consultation and citizen participation processes. The 2023–2031 Housing Element of Napa's General Plan outlines strategies to meet the City's housing needs, emphasizing the development and preservation of affordable housing units. This includes initiatives such as housing rehabilitation, construction of new affordable rental units, and first-time homebuyer assistance, aligning with the goals of the Consolidated Plan.

The City of Napa maintains the 22 goals identified in the previous five-year Consolidated Plan in its 2025–2030 Consolidated Plan to address affordable housing, homelessness, and community development needs as they remain a high priority for the Napa community. While not all goals are anticipated to receive Community Development Block Grant (CDBG) funding during this period, the City leverages alternative resources such as funds from the Affordable Housing Impact Fee Fund and the One Percent Transient Occupancy Tax (TOT) for Affordable and Workforce Housing Fund.

1. Housing rehabilitation
2. Construction of new affordable rental units
3. Acquisition and rehabilitation of existing units
4. Rental assistance
5. Farmworker Housing
6. First time homebuyer assistance
7. Permanent supportive housing
8. Emergency shelter services
9. Outreach/referral for racial/ethnic minority groups

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10. Fair housing activities
11. Services for youth transitioning from foster care
12. Non-profit capital improvement projects
13. In-fill sidewalks in low-income neighborhoods
14. Improvements to City facilities and parks
15. Affordable childcare facilities
16. Local business support
17. Green space expansion/improvement in areas of need
18. Improvement of access to parks and recreation facilities
19. Bicycle and pedestrian improvements
20. Expansion of programming at parks & recreation facilities
21. Physical/Mental/Behavioral health services
22. Flexible funding to prevent homelessness

The City of Napa anticipates using CDBG entitlement funds to assist in achieving goals 1, 8, 9, 10, 12 and 14 above, based on the level of need demonstrated by the analysis provided in the Consolidated Plan, assessment of community impact and the level of resources available to address each need.

3. Evaluation of past performance

During the 2020–2025 Con Plan period, the City supported a range of public service and community development activities. The City submitted a Consolidated Annual Performance and Evaluation Report (CAPER) annually to HUD detailing how funds were used. Four CAPERs for this Con Plan cycle have been submitted for program years 2020–2021 through 2023–2024.

In this time, CDBG supported:

- **Housing Rehabilitation:** The City operates its Housing Rehabilitation Loan and Emergency Home Repair Grant Programs. Across the four years, the City assisted 46 households with grants and loans, including owner- and tenant-occupied single-family homes. In FY 2023-24, 16 households were served with \$537,934 in funding.
- **Public Services:** CDBG funds supported critical services:
- **Bilingual counseling for survivors of domestic violence at NEWS Domestic Violence and Sexual Assault Services.**
Fair housing services like landlord-tenant mediation and outreach through Fair Housing Napa Valley. Latino and Hispanic outreach through Puertas Abiertas Community Resource Center (2023-24 only).
- **Homeless Services and Shelter Support:** Partnerships with Catholic Charities and other providers allowed the City to fund shelter operations and outreach efforts:
- The City contributed to emergency shelter operations and homeless outreach through Abode Services. Napa committed over 90 project-based vouchers for homeless individuals through the Housing Authority.
- **Accessibility Improvements:** The City funded ADA improvements at Rainbow House, delayed have extended the project timeline into FY 2024-25.
- **CARES Act (CDBG-CV) Funds:** Funding was deployed in FY 2021–2024 to assist low-income households with rental assistance, childcare subsidies, and safe shelter. In FY

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2022-23 and 2023-24 alone, over \$257,000 in CDBG-CV funds supported public services.

- Fair Housing and Equity: Consistent with Napa's Voluntary Compliance Agreement with HUD, the City expanded outreach to racial/ethnic minorities and tracked demographic equity in services. The majority of CDBG beneficiaries in 2023-24 were Hispanic (56%) and extremely low-income (77%).
- New Affordable Housing Support: Though CDBG funds were not used for construction, the City supported multiple affordable housing developments with local and state sources. These include Valley Lodge (54 units), Heritage House/Valle Verde (89 units), and Monarch Landing (70 units).

4. Summary of citizen participation process and consultation process

As part of development of this Plan, the City prioritized broad and inclusive outreach efforts to engage residents as well as public and private agencies. Various methods were used to encourage participation, including two community meetings, one in person and one virtual, hosted by the City's CDBG Housing Division, both with Spanish interpretation available to ensure accessibility. A bilingual online survey (available in English and Spanish) was also launched to collect feedback on housing and community development needs. The City widely publicized these opportunities to the public, housing providers, and local service agencies, which were also encouraged to share information with the clients and communities they serve. In addition, a stakeholder focus group was convened to gather insight from service providers, including those working in affordable housing, homelessness services, fair housing, legal aid, domestic violence support, Latino community outreach, healthcare, disability services, and mental health. These outreach efforts were designed to ensure diverse and representative participation across the community. Data from these engagement activities is currently being compiled and will be incorporated into the final Plan.

5. Summary of public comments

Pending close of public comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

Pending close of public comment period.

7. Summary

Pending public comment - This is usually a brief statement that all comments were accepted unless the City has guidelines on what would not be accepted.

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The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	NAPA	Housing Division, City Manager's Office

Table 1 – Responsible Agencies

Narrative

The City of Napa continues to serve as the lead agency responsible for developing and implementing the 2025-2030 Consolidated Plan. Within the City, the Community Development Department remains the primary entity overseeing programs addressed in the Consolidated Plan. The Community Development Department's Housing Division, which also operates the Housing Authority of the City of Napa (HACN), is responsible for the administration and implementation of the Community Development Block Grant (CDBG) funds and provides staff support to the CDBG Citizens' Advisory Committee. The Housing Division and the HACN are jointly responsible for administering housing and homelessness assistance programs and advancing new affordable housing development efforts Citywide. The Community Development Department's Planning Division is responsible for the development and implementation of the City's long-range land use goals and policies (as contained in the City's state-required General Plan). The Planning Division is also responsible for development of the Housing Element of the General Plan, the State-required Element which outlines goals, policies, and programs to meet the City's needs for both affordable and market-rate housing.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Napa actively collaborates with public and assisted housing providers, as well as private and governmental health, mental health, and service providers, to enhance coordination and address the community's housing and service needs for low to moderate income residents.

Collaborative Efforts and Partnerships:

- **Napa County Continuum of Care (CoC):** The City participates in the Napa County CoC, a consortium of non-profit, faith-based, and government agencies that provide homeless services throughout Napa County. This collaboration ensures a coordinated approach to addressing homelessness and related services.
- **CDBG Citizen's Advisory Committee:** The City's Community Development Department's Housing Division staffs the CDBG Citizen's Advisory Committee, facilitating community input and coordination on housing and community development needs.
- **Consultation with Service Providers:** The City regularly consults with nonprofit affordable housing developers, homeless services providers, health and mental health service agencies, fair housing service providers, and organizations that provide outreach and support services. These consultations inform the development of plans and ensure that programs are responsive to community needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Napa County Continuum of Care (CoC) is a broad collaborative that coordinates and delivers homeless services across the county, including within the City of Napa. The CoC is responsible for implementing the Napa County’s Ten-Year Plan to End Homelessness and ensures alignment with federal resources and strategic goals.

The CoC Governing Board includes representatives from local government and nonprofit service providers and is co-chaired by the City of Napa Housing Manager. Napa County contracts with a nonprofit organization for technical assistance, facilitates coordination among service providers, and prepares the CoC’s annual funding applications to HUD.

- The CoC operates through a committee structure and workgroups whose primary focus include:
- Coordinated entry and assessment
- Strengthening economic self-sufficiency
- Ensuring compliance with HUD and federal regulations

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- Oversight and administration of the Homeless Management Information System (HMIS)

The City of Napa is actively engaged in coordination with the CoC. Staff from the City's Housing Division (representing the Housing Authority of the City of Napa (HACN) and Police Department serve on the CoC governing Board. Through these roles and regular coordination with the CoC partners, the City plays a key role in shaping goals, policies and program level strategies. Additionally, HACN helps fund the County contract for technical assistance. Efforts to identify and respond to the needs of individuals and families experiencing or at risk of homelessness are integrated throughout this Consolidated Plan. These efforts reflect consultation with the CoC and partner agencies are discussed in more detail in the following sections

- NA-40 Homeless Needs Assessment
- MA-30 Homeless Facilities and Services
- SP-60 Homelessness Strategy

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Napa actively collaborates with the Continuum of Care (CoC) to inform the use of Emergency Solutions Grant (ESG) funds. This coordination ensures ESG investments align with local and regional priorities to prevent and end homelessness.

Staff from the City of Napa's Police Department and the Housing Authority of the City of Napa (Staff from the City of Napa's Police Department and the HACN continues to serve on the Continuum of Care's Governing Board. The representatives actively participate in shaping funding policies, procedures, and priorities for the CoC. They also play a critical role in evaluating and ranking the ESG applications in order of priority for State ESG Program funding.

The City also works with the CoC and its partners to develop performance standards and outcome measures for ESG funded programs. The City also contributes to the development and refinement of policies and procedures for the Homeless Management Information System (HMIS) to ensure compliance measures regarding data quality, privacy and reporting standards.

The City remains committed to ongoing coordination with the CoC to ensure ESG resources are effectively targeted and the homeless response system is strategically coordinated to maximize impact.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Authority of the City of Napa
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority, administered by City staff, played an active role throughout the development of the Consolidated Plan by providing critical data on Housing Choice Voucher (Section 8), insights on current housing needs, gaps in services, and strategies to address affordable housing challenges in the community.

Identify any Agency Types not consulted and provide rationale for not consulting

The City tried to engage a broad and diverse range of stakeholders, including housing providers, social service agencies, government entities, and organizations serving special needs populations. All relevant agency types were invited to participate in the Consolidated Plan consultation process. No groups were intentionally excluded.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Napa County Housing and Homeless Services Division	The Continuum of Care is a countywide strategy to combat homelessness, and therefore directly overlaps with the goals related to addressing homelessness that are included in the Strategic Plan.
2023- 2031 City of Napa Housing Element	City of Napa	The Housing Element is a plan to meet City housing goals, including the creation and preservation of affordable housing in Napa, which is a primary goal outlined in the Strategic Plan portion of this Consolidated Plan.
City of Napa Analysis of Impediments (AI)	City of Napa	The AI presents information on fair housing choice in Napa, including the impacts that the high cost of housing has on fair housing choice. The goals of the Consolidated Plan include increasing access to affordable housing and supporting organizations that address issues related to housing discrimination.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Napa COC Strategic Plan to Address Homelessness	Napa County Housing and Homeless Services Division	The goals of the Strategic Plan to Address Homelessness align closely with the Con Plan goals by prioritizing homelessness prevention, expanding access to permanent supportive housing, and strengthening coordination among housing and service providers. Both work to promote housing stability and address the needs of vulnerable populations.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Implementation of the Consolidated Plan involves close coordination between the City of Napa and multiple public agencies at all levels. Key partners in implementation include Napa County Housing and Homeless Services, the Housing Authority of the City of Napa (HACN) and the City’s Economic Development, Planning and Housing Divisions.

At the local level, the City works collaboratively with Napa County to align strategies and resources for affordable housing, homelessness prevention, and supportive services. This includes active participation in the Napa CoC, where both City and County staff serve on the Governing Board.

Implementation of the Consolidated Plan is also informed by the City’s Housing Element, which is part of the City’s General Plan and is updated in accordance with California state code. The City of Napa recently completed the 6th Cycle Housing Element covering the period 2023-2031 as required by the California Department of Housing and Community Development (HCD).

The update process requires coordination across multiple levels of government:

- HCD determines statewide housing needs and allocates a Regional Housing Needs Allocation (RHNA) to each regional council of governments.
- In the Bay Area, the Association of Bay Area Governments (ABAG) is responsible for distributing the RHNA among its member jurisdictions, including the City of Napa.
- For the 6th Cycle (2023–2031), the City of Napa was assigned a total RHNA of 2,298 housing units, which includes allocations by income level (very low, low, moderate, and above moderate).

As part of this process, the City engaged in extensive consultation with HCD and ABAG, participated in regional planning discussions, and conducted robust public outreach to assess needs and shape its housing policies. These efforts inform and align with the Consolidated Plan’s housing goals, particularly in identifying housing gaps, setting production targets, and affirmatively furthering fair housing.

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This coordinated approach ensures that the City of Napa’s Consolidated Plan is well integrated with local and regional housing strategies, consistent with state planning mandates, and aligned with federal funding priorities.

Narrative (optional):

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PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Napa used a range of strategies to encourage broad and inclusive public participation in the development of the 2025–2029 Consolidated Plan. These outreach efforts were designed to engage residents, community stakeholders, and service providers in identifying housing and community development needs and shaping funding priorities.

Prior to drafting the Plan, the City launched a bilingual online community survey to gather input on housing conditions, public services, infrastructure, and neighborhood priorities. The survey was available in both English and Spanish and was distributed widely through email, social media, and community-based organizations. A summary of survey findings is included in Appendix A.

To further inform the planning process, the City:

- Convened two Community Meetings, one in person and one virtually, where community members were invited to learn about the Consolidated Plan process and share feedback on priority needs and proposed strategies. Spanish language interpretation was available at both meetings.
- Organized a stakeholder focus group for including housing and homeless service providers, nonprofit organizations, and health and human service agencies.
- Presented at a CDBG Advisory Committee Meeting to share about the Con Plan process and collect feedback from committee members or members of the public.

The City posted the draft 2025-2029 Consolidated Plan and the 2025-2026 Annual Action Plan on June 19 2025 for a 30-day public review and comment period from June 19 2025. through July 20, 2025. The Plans were available at the Housing division Office, via QR code on informational flyers posted at various community locations and on the Housing division webpage. The City also sent the electronic version to the outreach list.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	On March 26, 2025, a in-person public meeting was held to share about the City's intent to develop the 2025-2029 Consolidated Plan and invite community input on needs and funding priorities. A link to community needs survey was provided.	No Comments were received	Not applicable	
2	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	On March 28, 2025, a virtual public meeting was held to share about the City's intent to develop the 2025-2029 Consolidated Plan and invite community input on needs and funding priorities. A link to community needs survey was provided.	No Comments were received	Not applicable	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Stakeholder Focus Group	Service Providers and Community Based Organizations	On March 24, 2025, a virtual focus group meeting was held to share about the City's 2025-2029 Consolidated Plan development and invite service providers and community partners to provide input on needs and funding priorities. A link to community needs survey was provided.	Consensus from participants that affordable housing, and housing with supportive services are priority areas.	Not applicable.	
4	Stakeholder Focus Group	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities CDBG Advisory Body Members	On April 29, 2025, the CDBG Advisory Committee received a presentation regarding the 2025-2029 Consolidated Plan. The meeting was publicly noticed. Attendees and Advisory Members were invited to provide input.	Comments included the importance of community input and appreciation for the Consolidated Plan process	Not applicable	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Stakeholder Focus Group	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	An online survey was launched in March 2025 to gather broad community input to help inform the development of the Consolidated Plan.		Not applicable	
6	Stakeholder Focus Group	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>June 19, 2025 - Public Notice placed in The Napa Register newspaper announcing a public review period of 6/19/25 through 7/20/25 for the draft 2025-2030 Consolidated Plan, a Public Hearing scheduled before the City Council on 7/15/25.</p>		Not applicable	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of the Consolidated Plan identifies and analyzes the housing and community development needs of low- and moderate-income residents and neighborhoods in the City of Napa. This analysis includes specific focus areas such as affordable housing, special needs populations, homelessness, and non-housing community development needs. Along with the Market Analysis, the Needs Assessment informs the development of the Strategic Plan, which guides funding decisions and priority-setting for the five-year Consolidated Plan period.

The Needs Assessment is organized into the following subsections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

Most of the data for the Needs Assessment comes from the U.S. Census Bureau's American Community Survey (ACS) and HUD's Comprehensive Housing Affordability Strategy (CHAS). The current CHAS dataset reflects a special tabulation of 2016–2020 ACS data, providing detailed estimates on housing problems, cost burden, and housing adequacy for households meeting HUD-defined income thresholds. This CHAS data is specific to households residing within the City of Napa.

To ensure a comprehensive analysis of local conditions, the CHAS data is supplemented with additional data sources, including:

- The City's 6th Cycle Housing Element (2023–2031), part of the General Plan, which contains locally sourced housing and demographic data.
- Public input obtained through the community survey, stakeholder focus groups, and outreach conducted during the Consolidated Plan development process.
- Local reports and administrative data made available by Napa County agencies, housing providers, and community-based organizations.

Altogether, these data sources provide both quantitative and qualitative insights into current conditions, emerging trends, and barriers faced by Napa residents, particularly considering recent challenges such as housing market pressures, displacement risk, and economic recovery following the COVID-19 pandemic. The resulting Needs Assessment provides a foundation for evidence-based planning and targeted investment of federal resources.

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	79,115	78,295	-1%
Households	28,355	28,230	-0%
Median Income	\$68,038.00	\$85,953.00	26%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,540	3,980	5,015	3,000	12,695
Small Family Households	720	1,425	1,735	1,185	6,430
Large Family Households	265	445	700	320	1,070
Household contains at least one person 62-74 years of age	860	1,040	1,165	810	3,415
Household contains at least one person age 75 or older	985	780	880	365	1,155
Households with one or more children 6 years old or younger	415	645	725	375	874

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	105	90	105	4	304	10	10	20	0	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	65	130	135	15	345	0	4	50	0	54
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	295	260	340	75	970	0	35	125	20	180
Housing cost burden greater than 50% of income (and none of the above problems)	1,020	860	290	35	2,205	810	485	385	115	1,795
Housing cost burden greater than 30% of income (and none of the above problems)	265	825	790	475	2,355	220	360	580	430	1,590
Zero/negative Income (and none of the above problems)	55	0	0	0	55	90	0	0	0	90

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Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,480	1,345	865	135	3,825	820	525	580	135	2,060
Having none of four housing problems	745	1,040	1,505	1,135	4,425	495	1,070	2,060	1,595	5,220
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	455	1,065	525	2,045	180	95	275	550
Large Related	235	345	130	710	30	15	110	155
Elderly	570	420	320	1,310	740	595	405	1,740
Other	440	285	405	1,130	90	145	185	420
Total need by income	1,700	2,115	1,380	5,195	1,040	850	975	2,865

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	410	410	145	65	0	210
Large Related	0	0	125	125	15	15	40	70
Elderly	355	205	125	685	585	320	170	1,075

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	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	0	395	240	635	75	0	0	75
Total need by income	355	600	900	1,855	820	400	210	1,430

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	330	240	360	75	1,005	0	39	160	20	219
Multiple, unrelated family households	25	155	105	25	310	0	0	30	0	30
Other, non-family households	0	0	10	0	10	0	0	0	0	0
Total need by income	355	395	475	100	1,325	0	39	190	20	249

Table 11 – Crowding Information – 1/2

Data 2016-2020 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2016–2020 American Community Survey (ACS), approximately 7,778 households in the City of Napa are single-person households, representing about 26 percent of all households in the city. Of these, roughly half (3,872) are renters and half (3,906) are homeowners. The Housing Authority of the City of Napa (HACN) reports that 715 single-person households receive Section 8 Housing Choice Vouchers (HCVs), accounting for approximately 60 percent of all voucher holders in Napa County. This high percentage emphasizes a significant demand for affordable housing among single-person households, especially since most households in need of assistance do not receive vouchers due to limited supply. As noted in the

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market analysis, the City of Napa has a limited supply of smaller housing units, signifying that lower-income single-person households may face challenges in securing housing that is both appropriately sized and affordable.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Persons with disabilities often face significant challenges in securing safe, affordable, and accessible housing. These needs vary widely based on the nature of the disability. Some individuals require accessibility features (e.g., ramps, grab bars, ground-floor units), while others may need ongoing supportive services or group housing settings. According to 2016–2020 CHAS data, approximately 6,065 households in the City of Napa include at least one person with a disability, representing 21% of all households. Of these households, 33% had incomes at or below 50% of the Area Median Income (AMI), compared to 24% of all Napa households, suggesting greater economic vulnerability.

These challenges are further exacerbated by fair housing concerns. The City of Napa's 2019 Analysis of Impediments (AI) reported that disability-related complaints were the most frequent type of fair housing complaint received in 2018, highlighting persistent barriers for individuals with disabilities in accessing appropriate housing. These barriers often include lack of accessible units, limited affordability, and discrimination.

The Housing Authority of the City of Napa (HACN) reports that 715 households with Section 8 Housing Choice Vouchers (HCVs) include at least one person with a disability, comprising approximately 62% of all voucher holders. Despite this high proportion, the demand for assistance far exceeds available resources. During the 2019 Point-in-Time (PIT) Count, 97 adults experiencing homelessness reported having a disability, 30% of the total homeless population, indicating disproportionate housing instability among this group.

Housing needs are also acute among individuals experiencing domestic violence, dating violence, sexual assault, and stalking. These forms of violence are severely underreported, making it difficult to estimate the true scale of housing need. However, data from NEWS Domestic Violence and Sexual Abuse Services, a CDBG-funded provider, offer insight. In FY 2022–2023, NEWS served 1,322 individuals, including 1,170 calls to its 24-hour crisis hotline. Of the shelter clients served that year, 38% reported they would have become homeless without access to the shelter.

In the 2023 PIT Count, 26 individuals experiencing homelessness identified as survivors of domestic violence, including 14 sheltered and 12 unsheltered persons, underscoring the intersection between violence and housing instability.

Because many victims do not seek services or are uncounted in official tallies, the actual need is likely far greater. Napa's high housing costs, limited availability of affordable units, and low vacancy rates present additional challenges for those attempting to escape dangerous or unstable living conditions, especially individuals with disabilities or other special housing needs.

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What are the most common housing problems?

Housing cost burden remains the most significant housing challenge for both renters and homeowners in the City of Napa. According to 2016–2020 CHAS data, an estimated 5,695 renter households and 2,760 owner households with incomes below 80% of the Area Median Income (AMI) spend more than 30% of their income on housing. This represents a high-cost burden and implications of barriers to affordability for approximately 74% of lower-income renters and 58% of lower-income owners.

Severe housing cost burden, which is spending more than 50% of household income on housing, also affects a large segment of the Napa Community. Among households with incomes below 80% of AMI, 3,065 renter households and 1,525 owner households face severe cost burden. These figures indicate that many Napa residents experience financial strain in maintaining stable housing.

In addition to affordability, overcrowding remains an issue, especially among renters. Approximately 1,475 renter households with incomes below 80% of AMI live in overcrowded or severely overcrowded conditions, representing 19% of all lower-income renter households. Overcrowding is significantly less prevalent among homeowners, suggesting that renters face a disproportionate share of space-related housing problems.

Substandard housing conditions also impact some lower-income households. Based on CHAS data, about 285 households earning at or below 80% of AMI live in units lacking complete kitchen or plumbing facilities, which HUD defines as substandard housing. Though these deficiencies are less prevalent than affordability or overcrowding issues, they still represent a challenge to safe and decent housing.

These findings stress that housing affordability, particularly for low-income renters, remains the most urgent and widespread need in Napa, with overcrowding and substandard housing impacting housing insecurity.

Are any populations/household types more affected than others by these problems?

Yes. Housing problems are more prevalent among renter households than owner households, especially for those who are lower income. According to Table 8 titled Housing Problems by Income and Household Type, among households with incomes at or below 100 percent of the Area Median Income (AMI), nearly half report experiencing one or more severe housing problems.

Experiencing severe housing problems increases significantly at lower income levels. Among renter households with incomes below 100 percent of AMI who experienced one or more severe housing problems, approximately 80 percent had incomes below 50 percent of AMI. This signifies that extremely low- and very low-income renters are disproportionately impacted by housing challenges such as severe cost burden, overcrowding, and substandard housing conditions. Lower income renter households are at most risk of housing instability.

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Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

High housing cost burdens and steadily increasing housing costs puts Napa's low-income individuals and families with children at significant risk of homelessness even if they are currently housed. According to 2016–2020 CHAS data, over 2,200 renter households in the City of Napa spend more than 50 percent of their income on housing, with the majority earning less than 50 percent of Area Median Income (AMI). These extremely low- and very low-income households are often one unexpected expense or income disruption such as car repair or medical bill, away from losing their housing.

The COVID-19 pandemic exacerbated these risk factors. Many households experienced job loss, reduced work hours, and increased caregiving and medical costs. While the State of California and Napa County implemented temporary eviction moratoriums and mortgage forbearance programs, these protections were not accessible to all households, particularly those living in overcrowded units or informal rental arrangements. Napa County distributed approximately \$5.4 million in emergency rental assistance to stabilize 1,700 households during the crisis, yet housing insecurity persists for many low-income renters.

Even before the pandemic, local service providers reported a need for expanded shallow subsidies and short-term emergency rental assistance to prevent displacement among households facing sudden financial crises. Overcrowded housing is another risk factor. Many lower-income families in Napa rely on shared rental arrangements to afford housing, especially households earning between 30 and 50 percent of AMI. These households often rely on multiple wage earners, and the loss of even one income earner can cause the housing to become unaffordable.

Domestic violence also remains a significant risk factor for homelessness especially for women and children, who may leave their housing without access to financial resources or a safe alternative.

Formerly homeless households nearing the end of Rapid Re-Housing (RRH) assistance also face risks of housing instability. While RRH is effective at helping individuals and families exit homelessness, recipients often remain extremely low-income while having to navigate unaffordable rental markets, inadequate savings, and no access to long-term housing subsidies or permanent affordable units. The 2024 HUD Housing Inventory Count reported 97 RRH beds in Napa County, including 59 family beds and 38 adult-only beds. Without ongoing affordability supports, like Housing Choice Vouchers or sustained shallow subsidies, many households exiting RRH programs may be at risk of re-entering homelessness.

The City of Napa has directed American Rescue Plan Act (ARPA) funds toward community recovery, prioritizing housing assistance, homelessness prevention, and childcare. As part of its ARPA Community Recovery Bank, the City allocated over \$1 million to support local needs, based on survey responses from residents identifying housing stability as a top concern.

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If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not Applicable

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

In the City of Napa, housing instability and risk of homelessness are closely associated with the following conditions, severe housing cost burden, which is paying over 50% of income on housing, overcrowding, substandard housing which are units that lack full plumbing or kitchen, and unregulated or informal rental arrangements. According to 2016–2020 CHAS data, more than 2,200 renter households in Napa are severely cost-burdened, nearly 1,300 are overcrowded or severely overcrowded, and 304 occupy substandard housing. These problems are most prevalent among households earning less than 50% of Area Median Income (AMI).

Some of the recent factors contributing to housing instability include rental increases. Rent prices in Napa have increased significantly in recent years, especially for units not subject to rent control. This trend has outpaced wage growth, deepening cost burdens. Even legal rent increases can destabilize households already spending a large share of income on housing. Renters without leases may face pressure to leave despite not being formally evicted.

The 2017 Wildfires destroyed housing stock and reduced availability, especially for renters. Temporary rent caps (10%) were implemented but expired in 2020. Impacts from COVID-19 Job losses in Napa's hospitality, tourism, and retail sectors disproportionately affected low-income renters. While eviction moratoriums and rental assistance provided short-term relief, protections have ended, leaving some tenants vulnerable to displacement.

High rent burdens, overcrowding, substandard conditions, and limited tenant protections are key drivers of housing instability in Napa. These factors, worsened by natural disasters and the COVID-19 crisis, highlight the need for targeted investments in affordable housing, rental assistance, and tenant protection programs.

Discussion

EXHIBIT A

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The following section presents data on the prevalence of housing problems by income level and race and ethnicity to identify populations that may have disproportionately greater housing needs.

According to HUD, a disproportionately greater need is when the portion of households within a particular racial or ethnic group experiencing housing problems is at least 10 percentage points higher than the average for that income group.

This analysis helps identify where housing challenges, such as cost burden, overcrowding, substandard housing, or lack of facilities, are more severe among specific racial or ethnic groups, which is critical for guiding equitable investments and policy interventions.

The 2016–2020 CHAS data set includes some data from the early months of the COVID-19 pandemic, but it does not fully reflect the broader impacts of the pandemic on housing conditions. Though it is recognized that COVID-19 disproportionately affected lower-income households and communities of color, specifically through job loss, overcrowding, and heightened risk of eviction, disaggregated data is not yet available. The findings in this section reflect pre-pandemic conditions and may minimize the extent of current housing needs among the most vulnerable populations in Napa.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,790	750	0
White	1,425	600	0
Black / African American	20	0	0
Asian	95	20	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	1,220	115	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

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30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,060	920	0
White	1,530	680	0
Black / African American	0	0	0
Asian	80	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,320	205	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,820	2,190	0
White	1,565	1,235	0
Black / African American	0	0	0
Asian	45	130	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	1,155	720	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

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80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,175	1,830	0
White	740	1,200	0
Black / African American	0	0	0
Asian	4	15	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	350	470	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Based on 2016–2020 CHAS data, Asian households in the City of Napa experience disproportionately greater housing need in multiple income categories. HUD defines disproportionate need as a rate of housing problems (cost burden, overcrowding, substandard conditions) at least 10 percentage points higher than the average for a given income group.

Among households earning 0–30% of Area Median Income (AMI), 86% of all households have one or more housing problems. Among Asian and American Indian/Alaska Native (AI/AN) households, 100% have housing problems, exceeding the HUD threshold. Hispanic/Latino households in this income group have a rate of 93%, which is above average but does not meet the 10-point threshold.

In the 30–50% AMI range, 81% of all households report housing problems. Asian households in this category again show disproportionate need, with 96% reporting housing issues. Hispanic/Latino households report a rate of 86%, five points above average.

Among households earning 50–80% of AMI, 63% of all households have one or more housing problems. Hispanic/Latino households report 71%, eight points higher, still not exceeding the 10-point threshold. For households at 80–100% AMI, 40% of all households have housing problems, compared to 74% of Asian households, again meeting the criteria for disproportionate need.

While Hispanic/Latino households did not meet the technical definition of disproportionately greater need in any category, they consistently show higher rates of housing problems than average. Additionally, they represent a significant portion of Napa’s lower-income population.

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These findings indicate that both Asian and Hispanic/Latino households may face elevated housing challenges in Napa.

It should be noted that because there are few Black/African American, AI/AN, and Pacific Islander households, the results regarding these households may not be statistically reliable.

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EXHIBIT A

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Like the data on general housing problems, 2016–2020 CHAS data on severe housing problems show that Asian and Hispanic/Latino households in the City of Napa experience disproportionately greater needs within certain income categories. Severe housing problems include overcrowding, substandard housing, or spending more than 50% of income on housing.

Among households earning up to 30% of Area Median Income (AMI), 83% of all households have one or more severe housing problems. In comparison, 94% of Asian households and 89% of Hispanic/Latino households in this income group report severe problems which exceed the citywide average and meeting HUD’s threshold for disproportionately greater need (10 percentage points above the average).

In the 30–50% AMI range, 67% of households experience severe housing problems, with Asian households reporting 76% and Hispanic/Latino households reporting 71%. Among households with incomes between 50 and 80% of AMI, 38% report severe housing problems, but Hispanic/Latino households in this range show a disproportionately higher need rate of 51%. In the 80–100% AMI band, 18% of households have severe housing problems, while Asian households report a rate of 61%, significantly exceeding the threshold and highlighting a disproportionate need.

Data for racial and ethnic groups with small populations has a higher margin of error, so findings should be cautiously interpreted. However, the data trends suggest meaningful disparities. Targeted housing strategies are needed to address the disproportionate impact of severe housing problems on low-income Asian and Hispanic/Latino households in Napa.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,300	1,240	0
White	1,120	900	0
Black / African American	0	20	0
Asian	65	45	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0

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Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	1,080	255	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,870	2,110	0
White	950	1,265	0
Black / African American	0	0	0
Asian	55	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	790	740	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,445	3,565	0
White	580	2,220	0

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Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	0	0	0
Asian	25	145	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	820	1,060	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	270	2,730	0
White	125	1,815	0
Black / African American	0	0	0
Asian	0	19	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	130	690	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

HUD considers households paying more than 30% of their income towards housing costs to be experiencing a housing cost burden. Those paying more than 50% of household income are

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severely cost burdened. Severe cost burden is a significant factor leading to housing instability and an increased risk of homelessness.

The 2020 U.S. Census ACS estimates that racial composition of Napa households is:

- White (non-Hispanic): 58.3%
- Other races: 20.4%
- Two or more races: 16.1%
- Asian: 2.6%
- Native American: 1.6%
- African American: 0.8%
- Pacific Islander: 0.2%
- Hispanic or Latino (any race): 39.8%

The HUD CHAS data in the tables below does not include households reporting as being of two or more races. This may affect direct comparison with the Census percentages noted above. The analysis below identifies a significant disparity as experiencing housing cost burden at a rate that is 10% more than other races or ethnicity.

EXHIBIT A

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,655	5,825	4,610	145
White	12,330	3,555	2,635	125
Black / African American	60	25	0	0
Asian	630	100	145	0
American Indian, Alaska Native	19	10	4	0
Pacific Islander	0	0	0	0
Hispanic	3,960	1,970	1,675	4

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

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NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Yes. According to 2016–2020 CHAS data, certain racial and ethnic groups in the City of Napa experience disproportionately greater housing cost burdens when data are aggregated across all income categories.

Citywide, approximately 30 percent of all households in Napa have a housing cost burden between 30 and 50 percent, and 40 percent of households have a cost burden exceeding 30 percent overall. Among Hispanic/Latino households, 50 percent (approximately 3,750 households) have a housing cost burden greater than 30 percent, which is 10 percentage points above the citywide average, meeting the HUD definition of disproportionate need.

American Indian or Alaska Native households also meet the definition of disproportionately greater need. CHAS data show that 38 percent of these households have a housing cost burden between 30 and 50 percent, compared to 23 percent of all households. However, it should be noted that due to the small number of American Indian or Alaska Native households in Napa, these findings have a higher margin of error.

The dataset indicates that both Hispanic/Latino and American Indian/Alaska Native households experience a significantly higher rate of housing cost burden than the general population and may benefit from targeted assistance and housing affordability programs.

If they have needs not identified above, what are those needs?

Data in sections NA-15, NA-20, and NA-25 indicate that several racial and ethnic groups in the City of Napa experience disproportionately greater housing needs. Hispanic/Latino households, Asian households, and American Indian or Alaska Native households experience varying degrees of disproportionality depending on the income level and specific type of housing need evaluated. Disproportionate needs include severe cost burden, overcrowding, and substandard housing conditions, impact households earning less than 50% of the Area Median Income (AMI). These findings highlight the importance of prioritizing equity-focused housing interventions and ensuring access to affordable, stable housing for populations most impacted by systemic disparities.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to the City of Napa's Analysis of Impediments to Fair Housing and U.S. Census data, racial and ethnic groups are not evenly distributed across the city. Hispanic/Latino residents are most concentrated in central Napa, in neighborhoods along and near Highway 29, where they make up more than 50 percent of the population in several census block groups. White non-Hispanic residents are more prevalent in the northern and eastern parts of the city, especially in neighborhoods outside of the central core. Asian, Black/African American, and Pacific Islander households are more geographically dispersed and do not cluster in specific neighborhoods,

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making targeted outreach more challenging. In response to these patterns, the City of Napa has prioritized equity-focused outreach by maintaining close relationships with service providers that serve the Hispanic/Latino community. The City provides CDBG funds to support Fair Housing Napa Valley and a Spanish-speaking counselor at NEWS and regularly partners with these organizations to conduct culturally and linguistically appropriate outreach in neighborhoods with high concentrations of Hispanic/Latino residents. These efforts are part of the City's broader strategy to improve access to fair housing services and ensure inclusive community engagement.

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NA-35 Public Housing – 91.205(b)

Introduction

Although the City doesn't own public housing, the Housing Authority of the City of Napa (HACN) administers the Section 8 HCV program across Napa County. As of early 2024, HACN manages approximately 1,455 active vouchers, with around 71% currently in use.

There is a high demand for vouchers. After closing the Section 8 waitlist in March 2013, with a wait time of six-years, HACN briefly reopened it in May 2022, accepting 764 lottery applications and adding 300 households to the list. While the Tenant Based HCV waitlist remains closed, HACN conducts Project Based Voucher (PBV) lotteries periodically, most recently in April 2025, for developments such as Valley View Senior Homes, Rohlffs Manor, Stoddard West, and Manzanita Apartments. Vouchers are geographically dispersed across City and County census tracts, including areas with low- and moderate-income and minority households, without concentration in any single neighborhood. Portability is allowed for up to 120 days, enabling participants to move beyond Napa County if needed.

According to 2016–2020 CHAS data, 93 percent of all voucher holders in Napa County were White, which is a larger percentage than the county's overall White household share. Racial and ethnic minority households, especially those headed by Hispanic/Latino, Asian, American Indian/Alaska Native, Black/African American, and Pacific Islander individuals, are represented at much lower rates among voucher recipients. From CHAS (2016–2020), 24 percent of voucher households were Hispanic/Latino, like the City's 27 percent Hispanic/Latino household rate in the same timeframe. This suggests an uncertain level of equity in voucher distribution. Voucher households include 38 percent with disabilities, compared to 22 percent of all City households (CHAS 2016–2020), confirming the program's role in serving this high-priority population.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	6	0	1,253	0	1,027	0	96	130

Table 22 - Public Housing by Program Type

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*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	10,805	0	15,589	0	15,774	0	15,522
Average length of stay	0	0	0	6	0	7	0	3
Average Household size	0	1	0	1	0	1	0	3
# Homeless at admission	0	0	0	10	0	2	0	1
# of Elderly Program Participants (>62)	0	0	0	464	0	457	0	2
# of Disabled Families	0	6	0	476	0	325	0	26
# of Families requesting accessibility features	0	6	0	1,253	0	1,027	0	96
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

EXHIBIT A

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	6	0	1,165	0	945	0	94	126
Black/African American	0	0	0	43	0	39	0	1	3
Asian	0	0	0	19	0	19	0	0	0
American Indian/Alaska Native	0	0	0	24	0	22	0	1	1
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	295	0	245	0	31	19
Not Hispanic	0	6	0	958	0	782	0	65	111

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Although the City of Napa does not own or operate public housing units, the Housing Authority of the City of Napa (HACN) administers the Housing Choice Voucher (HCV) program and tracks disability-related needs. As of early 2020, 198 households on the HCV waitlist included a person with a disability. However, due to the long-term closure of the waiting list and limited local applicants during the 2022 reopening, this number may not reflect current need in Napa.

Affordability and accessibility remain the most common needs among HCV households with disabilities. HACN's Administrative Plan outlines policies to support reasonable accommodations and property modifications. HACN also contracts with Fair Housing Napa Valley to assist with housing discrimination complaints, provider education, and mediation.

Service providers report that even with a voucher, households often struggle to find units priced within fair market rent limits, especially those that meet accessibility needs. Voucher holders may also face cost burdens for other essentials like food, healthcare, and transportation. The Napa Continuum of Care (CoC) strategy identifies people with disabilities as overrepresented in the local homeless population. The CoC prioritizes connecting these households to supportive housing, services, and employment pathways. Additionally, lack of affordable childcare is a persistent barrier for low-income families, limiting job training and employment access—especially for single-parent households.

These findings support the need to better coordinate housing and supportive services to ensure stability for residents with disabilities and other vulnerable groups.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Service providers in Napa report that Section 8 HCV holders often struggle to find market-rate units within fair market rent limits. Even with vouchers, many still face difficulties affording housing, food, healthcare, and other essentials, indicating a need for employment services and job training. Affordable childcare is also a significant need, as it hinders lower-income households from seeking job opportunities.

How do these needs compare to the housing needs of the population at large

Most Section 8 HCV holders in Napa have lower incomes than average, making them more likely to face food insecurity and difficulty paying for healthcare, childcare, and transportation. However, the number of very low- and extremely low-income renter households exceeds the number of HCVs available, suggesting many households without HCVs struggle to make ends meet. High market-rate rents likely leave less money for other needs, and overcrowding or substandard conditions are more common for these households.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Napa addresses homelessness in partnership with Napa County and the Napa County Continuum of Care (CoC), which implements a countywide strategy to prevent and end homelessness. Data on homelessness are primarily collected through the annual Point-in-Time (PIT) Count and the Homeless Management Information System (HMIS). While both data sources are collected at the county level, Napa County's Housing and Homeless Services Division reports that many homeless individuals in the county are located within the City of Napa. The PIT Count provides a snapshot of individuals and families experiencing homelessness on a single night in January, capturing both sheltered and unsheltered populations. The most recent published PIT Count, conducted in January 2022, reported 316 people experiencing homelessness in Napa County, a 26 percent increase from 2020, including 104 unsheltered and 212 sheltered individuals. HMIS provides year-round data on individuals accessing services and is considered the most comprehensive tool for tracking service use and trends. Both the PIT and HMIS data sources have limitations. The PIT Count may undercount homelessness due to the difficulty of locating individuals in informal or hidden settings, and it is limited to one day, while HMIS excludes those who do not access services. Furthermore, these datasets do not fully reflect the impacts of the COVID-19 pandemic, which likely exacerbated housing instability and homelessness, particularly among low-income and marginalized populations. Despite these challenges, the PIT Count and HMIS remain essential tools for understanding the scope of homelessness and informing local planning and resource allocation in Napa.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

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Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	46	0
Black or African American	0	0
Asian	0	2
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	85	51
Not Hispanic	1	0

Data Source

Comments: Point in Time Count

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The City of Napa works closely with Napa County and the Napa County Continuum of Care (CoC) to address homelessness, utilizing two primary data sources: the Point-in-Time (PIT) Count and the Homeless Management Information System (HMIS). Both datasets are compiled at the county level, but Napa County’s Housing and Homeless Services Division reports that most homeless individuals in the county are in the City of Napa. The 2022 PIT Count found 494 people experiencing homelessness in Napa County, with 128 sheltered and 366 unsheltered. Among these, 28 households included at least one adult and one child, and 20 individuals were reported as veterans.

HMIS provides a broader view across the year, capturing individuals and families who access emergency, transitional, and permanent housing services. However, it does not include homeless individuals who are not connected to services. Similarly, the PIT Count may miss people in hidden situations such as couch-surfing, doubling-up, or sheltered locations outside designated areas.

While the effects of COVID-19 are not fully reflected in these datasets, eviction moratoriums and emergency support programs disrupted typical trends, there was most likely an impact to service use and homelessness patterns throughout the pandemic.

Despite these limitations, the PIT and HMIS systems remain essential tools for quantifying and understanding homelessness in Napa. Collectively, they help inform the strategies for resource allocation, program design, and efforts to address homelessness.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Homelessness in Napa County affects individuals across all racial and ethnic groups, but Black/African American, Hispanic/Latino, and American Indian/Alaska Native individuals are

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disproportionately represented relative to their share of the general population. According to the 2024 PIT Count and HMIS data, Hispanic/Latino individuals make up approximately 42% of the homeless population, compared to 36% of the general population. Black/African American residents comprise about 6% of those experiencing homelessness, more than double their population share. White non-Hispanic individuals represent the largest share overall, but at rates closer to their demographic proportion. Individuals identifying as American Indian/Alaska Native and Pacific Islander are overrepresented in smaller numbers and may be impacted by systemic barriers that limit housing access.

The Napa CoC Strategic Plan to End Homelessness identifies addressing racial disparities as a system improvement goal and has prioritized enhancing data collection and culturally responsive outreach. Efforts are also underway to ensure that Coordinated Entry assessments and housing placements are equitable and inclusive of underserved populations.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Based on the 2024 Point-in-Time (PIT) Count and HUD Housing Inventory Count (HIC) data, most individuals experiencing homelessness in Napa County were located within the City of Napa. Of the 482 total individuals counted countywide, approximately 80% or roughly 386 individuals were experiencing homelessness within city limits. Among these, 230 individuals (60%) were unsheltered, residing in vehicles, encampments, or other locations not meant for habitation, including areas along the Napa River, within downtown Napa, and near public open spaces. The remaining 156 individuals (40%) were sheltered in emergency or transitional housing programs within the city.

The homeless response system including the County CoC and the City of Napa recognize the continued need for expanded low-barrier shelter options, outreach and engagement strategies, and increased investment in permanent housing solutions to address both immediate and long-term needs within the City of Napa and across the broader County region.

Discussion:

EXHIBIT A

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following section addresses the needs of individuals who are not homeless but require supportive housing and highlights the needs among these groups. These individuals include, but are not limited to:

- Elderly (defined as 62 and older)

- Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with alcohol or other drug addiction
- Victims of domestic violence, dating violence, sexual assault, and stalking Napa has relatively large populations of farmworkers and individuals with limited English proficiency (LEP), both of which are populations that may experience unique housing challenges. These populations and their special housing needs are also addressed in this section.

Describe the characteristics of special needs populations in your community:

Elderly and frail elderly individuals in the City of Napa often face limited incomes and higher rates of disability, making them vulnerable to housing instability. According to 2016–2020 CHAS data, approximately 9,799 Napa households (35% of all households) included at least one person aged 62 or older. Among non-institutionalized individuals age 65 and over, 32% reported having at least one disability, the most common was ambulatory difficulty. 35% of households with at least one person age 75 or older had incomes at or below 50% of the Area Median Income (AMI), compared to 24% of all households in Napa, indicating the increased economic vulnerability of older adults.

The City's 2019 Analysis of Impediments to Fair Housing (AI) identified 8,291 residents reporting at least one disability, approximately 12% of the non-institutionalized civilian population age five and older. Ambulatory disabilities were the most frequently reported (50%), followed by cognitive (38%), independent living (37%), and hearing disabilities (35%).

Over 60% of individuals experiencing homelessness in Napa reported substance use disorders, and over 70% reported psychiatric or emotional conditions. Most were unsheltered due to limited accessible housing. The 2024 HUD Housing Inventory Count confirmed limited bed availability for acute needs, including those with mental illness or substance use disorders. Service providers say supportive housing lacks resources to serve this population adequately. Expanded permanent supportive housing and integrated behavioral health services are needed to support individuals with disabilities and chronic health conditions experiencing homelessness in Napa.

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Domestic violence, dating violence, sexual assault, and stalking are often underreported and confidential. Local service providers indicate these issues persist in Napa, especially among lower-income households with limited options to escape unsafe situations. The COVID-19 pandemic and rising housing costs have led to increased domestic violence reports and demand for emergency shelter and survivor services. Continued investment in trauma-informed housing and shelter is crucial for Napa.

Approximately 15% of Napa residents speak Spanish at home and have limited English proficiency, according to the City's Analysis of Impediments to Fair Housing. Residents who speak other languages with limited English skills make up less than 1% of the population. Language barriers present challenges in accessing housing resources, navigating tenant rights, and understanding public programs. There is an ongoing need for bilingual outreach, translation services, and culturally competent support to ensure equitable access to housing and services for LEP populations.

Farmworkers in Napa County face severe challenges securing affordable housing, impacting their economic stability and the agricultural industry. The 2024 Napa County Farmworker Housing Needs and Impacts Assessment reveals a labor force of year-round and seasonal workers, many supporting families and living in overcrowded housing. Only 46% of surveyed farmworkers live in Napa County, and 16% of year-round and 26% of seasonal workers experienced homelessness last year. Survey findings show widespread difficulty paying rent and increased reliance on shared housing. Language barriers, with 34% speaking Indigenous languages and many others with limited English proficiency, hinder access to housing. Employers have responded by adjusting shifts, raising wages, and providing housing navigation support. The Farmworker Centers continue to offer subsidized housing, especially for single male workers. However, the changing workforce requires broader housing strategies, including expanded affordable housing options and support services, to retain workers and sustain Napa's agricultural economy.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly and frail elderly residents in the City of Napa often live on fixed incomes and have higher rates of disabilities, making them vulnerable to housing cost burden, accessibility challenges, and social isolation. According to CHAS data, over 30% of elderly-headed households in Napa have incomes below 50% of AMI. These residents often require accessible housing, in-home supportive services, and access to transportation and health care. Needs are assessed through CHAS data, service provider feedback, and the Area Agency on Aging's planning processes.

Persons with disabilities in Napa are disproportionately affected by poverty and housing instability. CHAS data show that households with a disabled member are more likely to experience severe housing cost burden. The 2024 PIT Count revealed that over 70% of individuals experiencing homelessness in Napa reported a disabling condition, and many remain unsheltered due to the limited availability of supportive housing. Needs include permanent supportive housing, case management, accessible units, and behavioral health services. These

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needs are identified through CHAS data, HMIS system reports, PIT Count data, and service provider consultation.

Survivors of domestic violence often need immediate access to emergency shelter, trauma-informed services, and longer-term housing stability options. Confidentiality protections make it difficult to quantify the full population, but local providers and PIT data identify this group as highly vulnerable, particularly among women with children. The CoC Strategy to End Homelessness identifies the expansion of flexible housing assistance and safety-focused interventions as key needs. Data is gathered from local domestic violence service providers, HMIS, and stakeholder outreach.

Farmworkers in Napa County, including many seasonal and year-round workers, face severe housing cost burdens and high rates of overcrowding. According to the 2024 Napa County Farmworker Housing Needs Assessment, only 46% of surveyed farmworkers live in Napa, and over 25% of seasonal workers reported experiencing homelessness in the past year. Needs include affordable family housing, language-accessible services, and support for Indigenous language speakers. Barriers such as immigration status and limited access to legal documentation further restrict access to federally funded housing. Needs are assessed through surveys, employer feedback, and County-led housing assessments.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Not applicable; this section of the Consolidated Plan is required for HOPWA grantees only.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

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NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City of Napa’s current five-year CIP (FY 2023/24–FY 2024/25) allocates more than \$53 million toward public improvements, including facility maintenance, infrastructure, and ADA enhancements. However, like many planned capital projects, several are deferred due to ongoing financial constraints. A mid-year CIP amendment adopted in March 2025 redirected funds from completed projects into priority street and storm drain repairs to maximize readiness and stretch existing resources.

Staff and community feedback during the Consolidated Plan process emphasized the need to shift focus toward equity-driven facility upgrades. Specifically:

- ADA upgrades at the Senior Activity Center and core recreational facilities remain funded through FY 24–28, reflecting a continued priority for accessibility improvements.
- Park, open space, and urban forestry improvements are earmarked for implementation in low- and moderate-income census tracts through FY 24–28 .
- Maintenance and upgrades to stormwater, streets, sidewalks, and facilities (e.g., demolition of the Pearl Street bus depot; EV fleet electrification equipment; storm drain system repairs) are also prioritized within the general CIP to ensure safety and service continuity

Although large-scale projects, such as the City Hall consolidation and downtown parking garage, remain deferred, the City continues to invest in smaller, equitable infrastructure upgrades that directly support the well-being of seniors, persons with disabilities, and low-income households. These investments align with the Housing Element and adopt equity goals and will enhance accessibility, safety, and public health across Napa neighborhoods.

How were these needs determined?

The need for public facilities as described above are based on the City’s most recent CIP and information obtained through the consultation process for the Consolidated Plan development.

Describe the jurisdiction’s need for Public Improvements:

The City’s CIP, responses to the community survey for this Plan, and input received during other elements of the consultation and public engagement process for this Plan indicate a need for street and sidewalk improvements, bicycle and pedestrian improvements, and water infrastructure improvements. Street and sidewalk improvements identified in the CIP include the First and Second Street Roundabouts, which are substantially complete as of the writing of this Plan, as well as a range of other street improvements, curb ramps, and sidewalk improvements and maintenance throughout the City. These projects are intended to relieve congestion and enhance bicycle and pedestrian safety. While Napa County has a half-cent sales tax to fund road maintenance (Measure T), these funds cannot be used to install sidewalks where they do not currently exist. The CIP also includes several water infrastructure projects, including water main

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upgrades, improvements and upgrades to a water treatment plant, and the Hennessey Spillway Flow Expansion, which would benefit the City as a whole rather than low- and moderate-income households. The City does not anticipate using CDBG funds for these projects. Responses to the community survey as well as input received in community meetings and stakeholder focus groups identified street and sidewalk improvements and bicycle and pedestrian improvements as priority needs for public improvements. Similarly, City staff identified needs related to improving access to parks and recreational facilities for youth, families, and seniors in areas of need.

How were these needs determined?

The needs for public improvements were determined based on the City's CIP, discussions with Napa City staff, responses to the community survey, and comments received during the citizen participation and consultation process for this Plan.

Describe the jurisdiction's need for Public Services:

The City of Napa has identified a broad range of public service needs through this Needs Assessment, community consultation, the Napa County Continuum of Care Strategic Plan, and the City's 2019 Analysis of Impediments to Fair Housing (AI). Public services ranked as high priorities include mental health services, youth programs, domestic violence survivor support, affordable childcare, and services tailored to individuals experiencing or at risk of homelessness.

The community survey and stakeholder input emphasized critical needs among specific vulnerable groups, including youth aging out of foster care, formerly incarcerated individuals reentering the workforce, and low-income seniors in need of transportation, food, and healthcare access. Services that support job skills training, small business development, and housing stability, particularly for low-income and Limited English Proficiency (LEP) populations, were also highlighted.

City staff and service providers identified continued demand for partnerships with Fair Housing Napa Valley to provide education, tenant-landlord mediation, and Spanish-language outreach. Spanish-language first-time homebuyer education and financial literacy programs remain a critical gap, especially for Hispanic and Latino residents. Additionally, both the AI and the CoC Strategic Plan call for expanded outreach, housing navigation, and case management for homeless and unstably housed individuals.

The need for public services is further supported by the City's goals to improve equity, housing access, and community well-being, especially in neighborhoods with concentrations of poverty and underserved populations. Services that support safety net stability and economic mobility remain central to the City's strategic priorities.

How were these needs determined?

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The need for various public services was determined through an analysis of the data presented in the needs assessment of the Consolidated Plan; comments received during the consultation and citizen participation process; feedback from the community survey; and findings from the City's 2019 Analysis of Impediments to Fair Housing (AI). Additional guidance was drawn from the Napa County Continuum of Care Strategic Plan to End Homelessness, which identifies critical service needs for individuals experiencing homelessness, including those with disabilities, mental health conditions, and substance use disorders. The 2024 Napa County Farmworker Housing Needs and Impacts Assessment also informed the identification of service and housing gaps among agricultural workers and their families. Where applicable, data and priorities identified in the City of Napa's adopted Housing Element were also considered, particularly regarding special needs populations, access to affordable housing, and barriers to housing choice. Together, these sources provide a comprehensive basis for identifying local public service needs and priorities.

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section of the Consolidated Plan details Napa's housing inventory, including costs, affordable housing supply, unit conditions, homeless facilities, services for special needs, and barriers to affordable housing production. It also provides an overview of Napa's economy, including industries, jobs, workforce skills, and education levels. The Needs Assessment and Market Analysis inform the Strategic Plan section, identifying the City's needs and opportunities.

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MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

As of the 2020 Census, the City of Napa had 30,896 housing units, with 59% in single-family detached structures, 7% in single-family attached homes (e.g., townhouses), and approximately 24% in multifamily buildings. This reflects a predominately low-density, suburban development pattern. According to 2016–2020 CHAS data, the mismatch between unit sizes and household needs continues—there are 3,895 studios or one-bedroom units, yet 8,820 one-person households, suggesting a shortage of small, affordable units for lower-income and single-person households.

Housing costs in Napa have continued to rise since the previous Consolidated Plan period, further exacerbating affordability issues. According to the 2016–2020 CHAS data, 59% of renter households with incomes below 80% AMI experienced housing cost burden, and 34% were severely cost-burdened. Home prices have continued to rise post-pandemic: Redfin reported a median sale price of \$885,000 in 2023 for homes in Napa, a 22% increase over the 2019 median. Zillow data shows a continued upward trend, driven by limited inventory and high demand.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	19,150	63%
1-unit, attached structure	1,920	6%
2-4 units	2,430	8%
5-19 units	2,240	7%
20 or more units	3,350	11%
Mobile Home, boat, RV, van, etc	1,435	5%
Total	30,525	100%

Table 26 – Residential Properties by Unit Number

Data 2016-2020 ACS
Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	105	1%	660	6%
1 bedroom	120	1%	2,630	22%
2 bedrooms	3,345	20%	5,140	44%
3 or more bedrooms	12,965	78%	3,270	28%
Total	16,535	100%	11,700	100%

Table 27 – Unit Size by Tenure

Data 2016-2020 ACS
Source:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

As of 2024, the City of Napa has a total of 1,837 units of assisted affordable housing available to low- and moderate-income households. These include units supported through federal, state, and

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local programs, as well as 27 new units that were recently completed or are under construction. The assisted housing inventory includes:

- 551 units affordable to households earning up to 50% of AMI
- 965 units affordable to households earning between 51–80% of AMI
- 321 units affordable to households earning between 81–120% of AMI

The City's inventory includes 707 units designated for seniors and individuals with disabilities, supporting the needs of aging residents and those with mobility or health-related limitations. Developments that contributed to this inventory include Stoddard West and Heritage House/Valle Verde, which received CDBG or HOME assistance for site acquisition or development.

In addition to these income-targeted developments, the City has facilitated the creation of 115 inclusionary housing units across 13 developments. These units were secured through the City's inclusionary housing ordinance and density bonus incentives and are not subsidized but are required to remain affordable under local regulatory agreements.

The City continues to prioritize affordable housing in its pipeline and has committed funding to new projects serving a range of household types, including families, seniors, and formerly homeless individuals.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

As of 2024, no affordable housing units in the City of Napa are expected to be lost due to expiring affordability restrictions during the Consolidated Plan period. According to the City's updated housing inventory data, all assisted affordable housing units have active affordability covenants, many of which extend through 2045 or later, depending on the funding source and regulatory agreement. The City's Housing Element and Annual Progress Report confirm that there are no upcoming expirations of affordability restrictions on units assisted with HOME, CDBG, or Low-Income Housing Tax Credit (LIHTC) funds within the next five years.

Additionally, any new units added to the City's affordable housing inventory since 2015 were developed with extended affordability periods, typically 55 years for new LIHTC projects and 30 to 55 years for projects supported by local or federal subsidy. The City also actively monitors compliance through its Housing Division to ensure long-term affordability enforcement.

Does the availability of housing units meet the needs of the population?

The number of households in need of affordable housing in the City of Napa continues to far exceed the available supply, and the gap between demand and available units has widened in recent years due to population growth, rising housing costs, and the lingering effects of the COVID-19 pandemic. According to the Napa CoC Strategic Plan, rental costs have outpaced

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income gains for many low- and moderate-income households, increasing the number of people at risk of homelessness.

Affordable housing developers in Napa report that new developments are consistently oversubscribed. Lotteries are used to allocate units, with hundreds of applicants typically vying for a limited number of openings. Most affordable properties maintain extensive waiting lists, some of which are closed due to length, indicating overwhelming demand. According to updated City of Napa data, these waiting lists may remain closed for extended periods unless new units are brought online.

The Housing Authority of the City of Napa (HACN) reopened its Section 8 Housing Choice Voucher waiting list in 2020 for the first time in years and received over 700 applications during a brief open period, adding 300 names to the waitlist by lottery. As of 2024, that list remains active with a substantial number of applicants, many of whom face multi-year waits to secure a voucher. Voucher holders also have trouble using their vouchers due to high local rents that exceed HUD Fair Market Rent limits and a limited supply of willing landlords.

The City of Napa continues to experience a tight rental market. According to the City's most recent multifamily vacancy survey, the vacancy rate for apartment complexes with 20 or more units was 1.8 percent, well below the 5 percent threshold that indicates a healthy rental market. The City's ordinance defines this as a "Severe Rental Housing Shortage", which restricts condominium conversions to preserve rental stock. Vacancy rates this low reduce tenant mobility and increase rent prices, contributing to cost burden and overcrowding, particularly for low-income renters.

These conditions are consistent with findings from the CoC Strategic Plan and community engagement conducted for this Consolidated Plan, which identified increasing housing costs, low rental availability, and long waitlists for subsidized units as major contributors to housing insecurity and homelessness in Napa.

Describe the need for specific types of housing:

Data from the Needs Assessment, Market Analysis, Housing Element, and stakeholder input confirm that affordable housing remains the City of Napa's most pressing housing need, with the gap between housing costs and household income continuing to widen. Rising home prices, limited land availability, and high construction costs have intensified the demand for subsidized rental and ownership opportunities. The 2016–2020 CHAS data shows a persistent shortage of units affordable to extremely low-income households, particularly renters earning below 30% of AMI.

There is a demonstrated need for a range of housing types to meet the diverse needs of Napa's population. These include:

- Smaller units affordable to one-person households and seniors on fixed incomes. As of 2020, approximately 37% of Napa households were one-person households, yet studio and one-bedroom units make up only a small portion of the housing stock.

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- Larger family units for low-income households with children, including overcrowded households and those with high-cost burdens.
- Accessible units for persons with physical and developmental disabilities. Nearly 11% of the non-institutionalized population in Napa reports at least one disability, and many face housing discrimination or physical barriers in standard units.
- Permanent supportive housing and low-barrier housing options for persons experiencing homelessness, as highlighted in the CoC Strategic Plan.
- Housing for farmworkers, especially year-round family-oriented units close to services and transportation. The 2024 Farmworker Housing Needs Assessment reported high levels of housing cost burden, overcrowding, and commuting from outside Napa County.
- Affordable ownership opportunities for first-time homebuyers, particularly for Hispanic and Latino households that are underrepresented in homeownership rates compared to the citywide average.

In many cases, these needs intersect with other barriers, including language access, lack of transportation, and need for wraparound services such as childcare or mental health care. As such, producing and preserving affordable housing alone is insufficient—housing strategies must also integrate supportive services and universal design to ensure long-term housing stability and access for all priority populations in Napa.

Discussion

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MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs in the City of Napa have continued to rise substantially in both the for-sale and rental markets, contributing to severe affordability challenges for low- and moderate-income residents. According to the 2023–2031 Housing Element, the median sale price of a single-family home in Napa reached approximately \$850,000 in 2022, a sharp increase from \$725,000 in 2019 and \$395,000 in 2010. Condominium sale prices similarly rose, with recent estimates indicating a median price exceeding \$550,000, up from \$413,000 in 2019.

Rents have also surged. According to CoStar data, as of late 2023, the average effective monthly rent for multifamily units in Napa was approximately \$2,330, compared to \$2,120 in 2019—a 10% increase in four years. Rents for one-bedroom apartments averaged \$2,200, while two-bedroom units averaged over \$2,500, placing significant financial strain on households earning below the area median income (AMI).

As housing prices and rents have risen faster than wages, Napa has seen increasing risk of displacement among lower-income households, particularly renters and essential workers. Local housing and fair housing agencies report growing numbers of families relocating to Solano County and other more affordable areas. According to the 2024 Napa CoC Strategic Plan, the housing cost burden has emerged as a critical driver of housing instability and risk of homelessness in the region.

These affordability challenges are especially acute for persons with disabilities, seniors on fixed incomes, and farmworker households, who often face compounded barriers due to fixed earnings, legal status, or need for accessible or family-oriented units. While the full economic impact of the COVID-19 pandemic is still being assessed, it has disproportionately affected income levels rather than housing costs, deepening affordability gaps and increasing vulnerability among at-risk groups.

Housing cost progression, coupled with a limited supply of new affordable housing and historically low vacancy rates, continues to place pressure on Napa’s housing market. The City’s updated Housing Element and consultation with service providers affirm the need for expanded rental subsidies, tenant protections, and production of new deeply affordable and supportive housing units.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	441,000	644,100	46%
Median Contract Rent	1,301	1,665	28%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016–2020 ACS (Most Recent Year)

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Rent Paid	Number	%
Less than \$500	1,090	9.3%
\$500-999	965	8.2%
\$1,000-1,499	2,995	25.6%
\$1,500-1,999	3,040	26.0%
\$2,000 or more	3,610	30.9%
Total	11,700	100.0%

Table 29 - Rent Paid

Data 2016-2020 ACS
Source:

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	865	No Data
50% HAMFI	1,905	429
80% HAMFI	5,495	1,194
100% HAMFI	No Data	1,864
Total	8,265	3,487

Table 30 – Housing Affordability

Data 2016-2020 CHAS
Source:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 31 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

There remains a significant shortage of housing that is affordable to low- and moderate-income households in the City of Napa. According to 2016–2020 CHAS data, only 2,165 rental units in Napa are affordable to household’s earning 50 percent of the Area Median Income (AMI) or less. By contrast, there are approximately 5,920 renter households in the city with incomes at or below 50 percent of AMI—indicating a supply-to-need ratio of less than 0.4:1 and a shortfall of at least 3,755 affordable units for this income group alone.

More broadly, while approximately 3,985 renter-occupied units are affordable to households earning up to 80 percent of AMI, CHAS data show that 8,465 renter households fall into this income category, underscoring a similar affordability gap for moderate-income renters.

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Additionally, many of the units considered "affordable" in CHAS calculations may not be physically available to new renters due to low turnover, long waitlists, or poor condition.

This supply-demand imbalance has been exacerbated by continued increases in market rents and home sale prices, which have generally risen faster than household incomes. Zillow and Redfin data show that median home prices in Napa have surpassed \$850,000 in recent years, while average market rents for two-bedroom apartments exceed \$2,500, well above HUD's Fair Market Rent (FMR) levels. As a result, many low-income households are rent burdened, and voucher holders report difficulty securing units within payment standards.

Furthermore, Napa continues to face a severe rental housing shortage, with the City's last measured multifamily vacancy rate estimated at 1.8% in 2023, below the 5% threshold considered healthy for housing market mobility. A shortage of rental units, regardless of affordability level, limits options for lower-income households and contributes to overcrowding, cost burden, and displacement pressures.

Overall, there is insufficient housing available at all income levels, especially for households earning below 50 percent of AMI, emphasizing the need for the preservation of existing affordable housing, construction of new income-restricted units, and rental assistance strategies to improve housing access for Napa's lower-income residents.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing in Napa is likely to become less affordable for lower-income households in both the short and long term. Between 2015 and 2023, median home prices in Napa rose from approximately \$625,000 to over \$850,000, representing an increase of more than 35 percent. Meanwhile, median gross rents for rental units increased by nearly 30 percent, with average market rents for two-bedroom units exceeding \$2,500 per month as of 2023, above the HUD Fair Market Rent (FMR) levels for the area.

These increases have far outpaced wage growth, especially for households earning below 80 percent of AMI, exacerbating housing cost burden and reducing the supply of housing units that are affordable without subsidy. Factors contributing to these affordability challenges include inflationary construction costs, ongoing labor shortages in the building trades, and continued strong demand from higher-income households relocating from the Bay Area. These market dynamics have limited the feasibility of producing new affordable units without public subsidy, particularly for households earning below 60 percent of AMI. Although the rate of rent growth has slightly slowed in 2023 due to higher interest rates and broader economic uncertainty, home prices remain high, and affordability challenges persist. Developers report that feasibility constraints, including land costs, interest rate volatility, and building material prices, continue to limit production, especially of smaller, entry-level units.

In summary, housing affordability in Napa is projected to worsen unless offset by substantial public investment, production of deed-restricted affordable housing, or policy actions to improve

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land use efficiency and reduce development barriers. Lower-income households, renters, seniors, and individuals with disabilities are expected to face the greatest housing cost pressures.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Market-rate rents in Napa remain significantly higher than HUD Fair Market Rents (FMR), contributing to a persistent affordability gap for low-income renters, especially those relying on Housing Choice Vouchers (Section 8). As of 2024, HUD FMRs for Napa County are as follows:

- Efficiency: \$1,453
- 1-bedroom: \$1,650
- 2-bedroom: \$2,019
- 3-bedroom: \$2,776
- 4-bedroom: \$3,189

In contrast, market data from Zillow and Rent.com in early 2024 indicate that average asking rents in the City of Napa are:

- Studio: \$1,900+
- 1-bedroom: \$2,300
- 2-bedroom: \$2,800
- 3-bedroom: \$3,500+

This disparity is especially pronounced for one- and two-bedroom units, where market rents exceed FMRs by \$500 to \$800 per month. The gap between actual market rents and FMRs significantly limits the ability of voucher holders to compete in the open rental market, reducing landlord participation in the program and increasing the likelihood that households will be unable to find housing within the voucher payment standard. Stakeholders and service providers report that this issue contributes to voucher holders experiencing delays or unsuccessful housing searches within the City of Napa.

To address this challenge, the City and Housing Authority may consider, supporting annual updates to local FMRs that reflect actual market conditions, partnering with developers to build or preserve units that accept vouchers or are set at or below FMR levels, continuing landlord engagement and incentive programs to expand voucher acceptance and exploring use of HOME funds and project-based voucher programs to preserve affordability and increase supply.

Ensuring that FMRs remain competitive with local market conditions is essential to maintaining the effectiveness of voucher-based rental assistance and preserving housing access for very low-income renters in Napa.

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MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section evaluates the condition of the City of Napa’s housing inventory and supports the City’s goals of preserving and improving the quality and safety of its housing stock. While most of Napa’s housing inventory is in structurally sound condition, data from the 2016–2020 CHAS dataset show that many households experience one or more serious housing problems, including cost burden, overcrowding, and lacking complete kitchen or plumbing facilities.

According to CHAS data, 34% of owner households and 56% of renter households in Napa experience at least one of the four HUD-defined housing problems, Lacks complete kitchen facilities/plumbing facilities, overcrowding, housing cost burden-paying more than 30% of income toward housing. Most of these issues are driven by cost burden and overcrowding, not physical deterioration. Only a small number of households in Napa lack complete plumbing or kitchen facilities.

Napa’s housing stock is aging. Over 65% of owner-occupied units and over 60% of renter-occupied units were built before 1980, and a significant share were built before 1960. Older units are more likely to require ongoing repairs or rehabilitation. Although many of these homes have been upgraded or repaired, they may still present risks related to energy inefficiency, outdated systems, or lead-based paint hazards. The City’s CDBG-funded Rehabilitation Loan Program continues to address these issues by providing support for necessary upgrades.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The City of Napa defines substandard condition as any threat to the health and safety of the occupants.

A unit is considered substandard but suitable for rehabilitation if it has structural, mechanical, plumbing, or electrical deficiencies; termite or pest infestations; mold; unsafe surfaces or trip hazards; inadequate heating or cooling; lack of water pressure; or aging or failing building systems such as roofing, wiring, or built-in appliances.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,880	30%	5,595	48%
With two selected Conditions	50	0%	1,075	9%
With three selected Conditions	0	0%	75	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,605	70%	4,955	42%
Total	16,535	100%	11,700	100%

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

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Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,545	9%	1,790	15%
1980-1999	3,880	23%	3,805	33%
1950-1979	8,755	53%	4,590	39%
Before 1950	2,350	14%	1,515	13%
Total	16,530	99%	11,700	100%

Table 33 – Year Unit Built

Data 2016-2020 CHAS
Source:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,105	67%	6,105	52%
Housing Units build before 1980 with children present	1,335	8%	395	3%

Table 34 – Risk of Lead-Based Paint

Data 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)
Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data 2005-2009 CHAS
Source:

Need for Owner and Rental Rehabilitation

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

A substantial portion of the City of Napa’s housing stock was built before 1978, the year lead-based paint was banned for residential use in the United States. As a result, many homes in Napa may present potential lead-based paint (LBP) hazards, especially units constructed prior to 1940. The risk of exposure is highest in older structures and for low-income families who are more likely to reside in aging housing stock that has not been recently renovated.

According to the 2016–2020 American Community Survey, an estimated 871 renter-occupied units and 936 owner-occupied units in Napa were built before 1940. In total, 7,592 renter-occupied units and 9,691 owner-occupied units were built before 1980, representing

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approximately 58 percent of all renter units and 65 percent of all owner-occupied units in the city. These older homes are predominantly concentrated in the central core neighborhoods, including the Downtown, Old Town, and A-B-C Street areas.

While not all pre-1978 homes contain lead-based paint hazards, many have a higher likelihood of contamination due to age and wear. The City's Housing Division continues to administer a Lead-Based Paint Abatement Program through its Housing Rehabilitation Loan Program, supported by CDBG funding. In the most recent program year, the City completed six lead hazard abatement projects, prioritizing households with young children, low-income families, and seniors living in affected units.

The City's Housing Rehabilitation Specialist is certified as a lead-based paint inspector and risk assessor with the California Department of Public Health, ensuring compliance with federal LBP assessment and mitigation protocols.

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MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Napa does not own or operate any public housing units. Information on Section 8 HCVs and residents receiving assistance through Section 8 vouchers is provided in section NA-35 above.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	6		1,300	0	1,300	0	793	577
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Alternate Data Source Name:
Housing Authority of the City of Napa Database
Data Source Comments:

**Describe the supply of public housing developments:
Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

There are no public housing units in the City of Napa.

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Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing units in the City of Napa.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

There are no public housing units in the City of Napa.

Discussion:

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MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

This section provides updated information on facilities and services available to individuals and households experiencing homelessness in Napa County. These include emergency shelters, transitional housing, and permanent supportive housing, as well as a broad array of supportive services such as health care, food assistance, case management, employment support, and behavioral health counseling.

While programs and services serve residents countywide, most homeless service facilities are located within the City of Napa, where the highest concentration of people experiencing homelessness reside. As of the 2024 Housing Inventory Count (HIC), the following capacity was reported across facility types:

- **Emergency Shelter:** Napa County had a total of 154 year-round emergency shelter beds, including beds designated for individuals, families, victims of domestic violence, and youth. Most of these beds are in the City of Napa and include facilities such as South Napa Shelter and NEWS.
- **Transitional Housing:** There were 64 transitional housing beds reported in the 2024 HIC, serving households with children and unaccompanied youth. These beds help support clients transitioning to independent housing, including programs operated by VOICES for transitional-age youth.
- **Permanent Supportive Housing (PSH):** Napa County had 263 PSH beds, including units for chronically homeless individuals and families, veterans, and persons with disabilities. These units are critical in achieving long-term housing stability and are fully leased year-round. PSH programs include scattered site vouchers and supportive services coordinated by the Continuum of Care (CoC) and partner agencies.

The definitions of the three core housing types are consistent with HUD categories:

- Emergency Shelter
- Transitional Housing
- Permanent Supportive Housing

The system also includes street outreach, coordinated entry access points, and service provider collaboration through the Napa CoC. The 2024 Strategic Plan emphasizes the need for increased low-barrier shelter options, expansion of PSH, and strengthening street outreach for unsheltered individuals living in vehicles or encampments.

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Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

A range of mainstream services complements Napa County's targeted homelessness interventions. These services help individuals experiencing or at risk of homelessness by improving access to health care, behavioral health treatment, workforce development, and life skills.

- Puertas Abiertas Community Resource Center provides culturally and linguistically appropriate assistance to the Latinx community, including unhoused individuals.
- Ole Health has outreach health workers and mobile health services to engage farmworkers, unhoused residents, and other vulnerable populations, both in shelters and field-based locations.
- Napa County Health and Human Services Agency offers outreach through the Public Health Division and staffs a Veterans' Services Officer, supporting unhoused and at-risk veterans.
- Workforce Alliance of the North Bay (CareerPoint Napa) offers employment readiness, job search support, and training programs for unhoused individuals.
- Community Action of Napa Valley supports training and workforce entry through culinary programs for individuals facing employment barriers.
- VOICES Napa offers life skills training and an Independent Living Program for transition-age youth (TAY), including those exiting foster care and homelessness.
- Experience Works provides part-time community-based job placements for individuals 55+, supporting economic mobility and reintegration into the workforce.
- Ole Health provides primary medical, dental, and prenatal care on a sliding scale for all low-income residents, including those experiencing homelessness.
- Napa County HHS Mental Health Division delivers outpatient, crisis stabilization, and substance use services. These include psychiatric case management, medication support, therapy, and co-occurring disorders treatment for individuals with serious mental illness.
- Buckelew Programs operates supported independent living programs and permanent supportive housing with case management for adults with persistent mental illness.
- Mentis Napa provides therapy and case management for youth, families, and adults, including unhoused individuals with mental health or dual diagnoses.
- NEWS – Domestic Violence & Sexual Abuse Services offers trauma-informed counseling, emergency shelter, and transitional housing services for survivors of domestic and sexual violence, with services provided in both English and Spanish.

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These agencies partner with Napa's Continuum of Care (CoC) to ensure a coordinated and accessible system of care. Case conferencing and referrals are facilitated through the CoC's Coordinated Entry System, linking clients with appropriate housing and service interventions across mainstream and homelessness-targeted providers.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The 2024 Housing Inventory Count (HIC) for Napa County reflects a robust network of emergency shelters, transitional housing, and permanent supportive housing (PSH) beds that serve individuals and families experiencing homelessness. Most facilities are in or near the City of Napa, where most of the homeless population resides.

Emergency Shelter Facilities:

Emergency shelters provide immediate, short-term accommodations and are critical for individuals and families experiencing a housing crisis. As of 2024, emergency shelters include:

- South Napa Shelter: Operated by Abode Services, the facility provides 66 year-round emergency shelter beds for single adults, including chronically homeless individuals.
- NEWS Domestic Violence Shelter: Provides 20 emergency shelter beds for women and families fleeing domestic violence. Services include trauma counseling, case management, and referrals.
- Winter Shelter Program: Operates seasonally (typically November to April) and provides an additional 40 beds for adults. Extended operations during severe weather events are coordinated through the Napa CoC.
- Catholic Charities' Rainbow House: Provides 27 emergency shelter beds for families with children. The maximum stay is 180 days, with supportive services aimed at stabilizing families and connecting them to permanent housing options.

Transitional Housing:

Transitional housing supports longer stays and includes structured programming to promote stability and prepare participants for permanent housing.

- Hartle Court: Offers 10 beds for transitional-age youth (TAY), including those aging out of foster care, with wraparound services such as employment counseling, mental health support, and life skills training.
- Whistlestop Townhomes: Offers 12 beds across three transitional units for families and single parents with children.
- VOICES Napa: Supports youth through Independent Living Program workshops and connections to transitional housing pathways.

Permanent Supportive Housing (PSH):

PSH is a core component of the CoC's Housing First strategy, providing long-term housing and

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supportive services for chronically homeless individuals, veterans, and other vulnerable populations.

- Buckelew Programs: Operates 11 PSH beds, including 2 designated for chronically homeless individuals with mental illness. Supportive services include clinical mental health care and housing stabilization.
- Napa County HHSA: Operates 6 PSH beds for chronically homeless individuals, including those with disabling conditions. Services include intensive case management and clinical support.
- HACN-administered Shelter Plus Care: Provides tenant-based rental assistance to at least 8 individuals with disabling conditions, coordinated through the CoC's Coordinated Entry System.
- RISE PSH (via Abode Services): Offers 24 PSH beds as of 2024, including Housing First-focused placements for high-acuity individuals, such as those with long-term street homelessness and co-occurring disorders.
- Veterans Affairs Supportive Housing (VASH): Administered in partnership with the VA and HACN, provides vouchers and supportive services for chronically homeless veterans and their families.

These housing facilities are integrated into a larger continuum of care, with supportive services that include on-site case management, behavioral health treatment, substance use recovery programs, housing navigation and retention support, linkages to employment and vocational services.

This network of facilities and services ensures that Napa County addresses the specific needs of its most vulnerable homeless populations, including chronically homeless individuals, families with children, survivors of domestic violence, unaccompanied youth, and veterans.

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MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs populations in Napa, including elderly and frail elderly residents, persons with physical and developmental disabilities, individuals with substance use disorders, persons living with HIV/AIDS, and exiting institutional settings, often require a combination of affordable housing and supportive services to live safely and independently. Without appropriate support, many individuals in these groups are at increased risk of housing instability or homelessness.

The special needs populations in Napa is supported by a network of nonprofit service providers, the County HHS department and housing authorities. Services include in-home assistance, case management, counseling, medical and behavioral health care, transportation, language access services, and targeted housing programs.

Populations that typically require these services include;

Elderly (age 62 and older): May need age-friendly housing, in-home care, transportation, and services related to mobility and health management.

Frail Elderly: Defined as individuals who require help with three or more activities of daily living. Common needs include personal care, housekeeping, and access to assisted living or skilled nursing services.

Persons with Disabilities: The 2016–2020 CHAS data shows that approximately 31% of low-income households in Napa include one or more members with a disability. Accessibility modifications, accessible transportation, and proximity to health services are important considerations.

Persons with Substance Use Disorders: Napa County Health and Human Services provides residential, and outpatient substance use disorder treatment. Buckelew Programs and the Wolfe Center (for youth) offer additional support.

Persons with HIV/AIDS and Their Families: Individuals living with HIV/AIDS have access to housing support, medical care coordination, and case management through programs funded by HOPWA and administered by local partners.

Farmworkers and LEP Populations: Many farmworkers face housing instability, overcrowding, and affordability barriers. Supportive services include language interpretation, culturally competent case management, and access to affordable family housing. As noted in the 2024 Napa County Farmworker Housing Needs and Impacts Assessment, year-round farmworker families face a lack of suitable permanent housing options.

Facilities and organizations serving these populations include:

Ole Health (primary and behavioral health for low-income and LEP populations)

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NEWS (domestic violence shelter and counseling)

Mentis (mental health counseling for all ages)

Puertas Abiertas (case management and advocacy for Latino residents)

CanV and Abode Services (supportive housing for homeless and special needs populations)

HACN (administers tenant-based rental assistance, including Shelter Plus Care and VASH)

These organizations help meet the housing and service needs of Napa residents who are not homeless but are at risk due to disability, health, age, or economic status.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and Frail Elderly

The City of Napa has 667 affordable units for seniors and individuals with disabilities. Supportive housing needs for elderly residents include home accessibility modifications and in-home support services to promote aging in place. The City provides no-interest loans and emergency repair grants for such modifications. Additional services include daily meals, social programs, and health promotion at the Napa Senior Activity Center and through CANV's Meals on Wheels. The Area Agency on Aging offers caregiver support, case management, and benefits counseling. The Multipurpose Senior Services Program helps delay institutional care, and the VINE Go paratransit service provides door-to-door transportation.

Persons with Disabilities (including mental, physical, developmental)

Supportive housing for people with disabilities includes 667 affordable units for seniors and people with disabilities, ADA-accessible units in market-rate properties, and Section 8 Housing Choice Vouchers (HCVs). Many residents also benefit from the City's emergency repair grant program. Napa County Health and Human Services offers services including mental and physical healthcare, case management, psychiatric crisis response, and in-home support services. Agencies such as Buckelew Programs and Becoming Independent provide mental health recovery and independent living support. Fair Housing Napa Valley (FHNV) addresses housing discrimination and ensures access to reasonable accommodations.

Persons with Substance Use Disorders

Napa County Health and Human Services provides a full continuum of care for people with alcohol or drug addiction, including prevention, detox, residential and outpatient treatment, perinatal programs, and case management. Services are designed to support recovery and prevent homelessness.

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Persons with HIV/AIDS and Their Families

Supportive housing needs for this population include access to stable housing, medical care, and case management. Individuals with HIV/AIDS may be eligible for HOPWA-funded rental assistance and supportive services.

Limited English Proficiency (LEP) Residents

Most LEP residents in Napa speak Spanish. Organizations like Puertas Abiertas and Bay Area Legal Aid offer bilingual services including housing navigation, legal aid, and referrals. FHNV also handles discrimination complaints related to national origin or language access.

Farmworkers

Affordable and accessible housing is a critical need for Napa's farmworkers. There are approximately 180 beds in Napa County farmworker centers serving unaccompanied men, 104 beds in five private permitted facilities, and 80 farm labor dwellings that accommodate up to five individuals each. Undocumented workers often face barriers to subsidized housing. Health outreach is provided by Ole Health field staff who offer services directly to workers in shelters and agricultural sites.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Napa will continue to coordinate with a network of local service providers and housing partners to address the needs of residents with special needs, including seniors, persons with disabilities, survivors of domestic violence, farmworkers, and limited English proficient (LEP) residents. During the 2025 program year, the City will undertake the following actions with the support of CDBG and other leveraged resources:

- **Housing Rehabilitation Loans and Emergency Repair Grants:** These will be made available to low- and moderate-income homeowners to address health and safety repairs, improve housing stability, and install accessibility modifications for seniors and residents with disabilities. The City prioritizes funding repairs that allow elderly and disabled residents to remain in their homes.
- **Accessibility Improvements for Tenants:** CDBG funds will also support the installation of accessibility features in rental units, ensuring that low-income renters with disabilities can live safely and independently.
- **Supportive Services for Survivors of Domestic Violence:** The City will continue to fund a Spanish-speaking counselor at NEWS to assist survivors of domestic violence, with a focus on linguistically appropriate services for LEP households.
- **Coordination with CalAIM and County Services:** The City will coordinate with Napa County Health and Human Services and CalAIM providers to ensure that persons exiting

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institutional settings (e.g., hospitals or mental health facilities) have access to housing and supportive services.

- **Support for Section 8 Voucher Holders and Inclusive Zoning:** The City will continue to support the Housing Authority's administration of the Section 8 HCV program and has adopted inclusionary zoning and density bonus policies to expand the supply of affordable and accessible housing units.
- **Language Access and Fair Housing Services:** The City will continue to collaborate with Fair Housing Napa Valley to provide translation services, education, and complaint resolution for LEP residents, including those with disabilities.

These activities align with the City's one-year goals to preserve affordable housing, improve housing accessibility, and reduce barriers to housing and services for special needs populations.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Information is available in responses provided within this section of the Market Analysis.

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MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Napa continues to actively assess and revise local policies and regulations to support both market-rate and affordable housing development and reduce constraints to residential investment. As outlined in Napa’s 2023–2031 Housing Element, the City has documented and evaluated actual and potential governmental constraints to housing production, including zoning standards, development fees, and permitting processes. The updated Housing Element includes actions and programs to address these barriers and facilitate new affordable housing development throughout the city.

In response to State mandates, the City has taken the following steps to reduce public policy barriers:

- **Expanded Zoning and Site Inventory:** The Housing Element includes a detailed site inventory that accommodates the City’s Regional Housing Needs Allocation (RHNA) for all income levels. This includes parcels zoned at densities suitable for lower-income housing and identification of sites that can accommodate multifamily housing by-right.
- **Streamlined Review:** The City has adopted streamlining measures to expedite the development review process for smaller residential projects and those providing affordable units, reducing the time and complexity of local approvals.
- **Incentives for Affordable Housing:** Napa offers density bonuses, concessions, and fee waivers for residential developments that include affordable units. The City provides enhanced incentives beyond those required by State Density Bonus Law, including reductions in parking requirements and flexible development standards.
- **Policy Updates for Special Needs Housing:** The City has amended its ordinances to support transitional and permanent supportive housing, secondary dwelling units (ADUs), and reasonable accommodation procedures, ensuring compliance with State law and reducing barriers for special needs populations.
- **Funding Strategies:** The City utilizes Housing Impact Fees collected from market-rate and non-residential development to fund its Housing Trust Fund. In 2018, Napa voters approved a 1% increase to the Transient Occupancy Tax (TOT), with the additional revenue dedicated to affordable and workforce housing.

Despite these efforts, the primary barrier to the production of affordable housing in Napa remains a lack of adequate funding to meet demand. The City continues to seek additional federal, state, and local resources, including Low-Income Housing Tax Credits (LIHTC), CDBG, and HOME funds, to support new affordable housing developments.

In summary, while the City’s policies largely support residential investment, funding limitations and high development costs pose ongoing challenges. Continued policy innovation and resource

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coordination are critical to improving housing affordability and reducing displacement risk in Napa.

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MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Napa's economy is supported by a diverse employment base, with jobs spanning multiple industries, though many are concentrated in sectors that traditionally offer lower wages. According to the most recent available data, there are approximately 27,000 private-sector jobs located in the City of Napa. These jobs span a wide array of sectors, with over half concentrated in the following three industries:

Educational and Health Care Services (approximately 22%)

Arts, Entertainment, and Accommodations (approximately 20%)

Retail Trade (approximately 13%)

Many of the occupations within these industries, particularly retail and hospitality, are associated with relatively low wages that are often insufficient to meet local housing costs. The educational attainment of Napa's workforce reflects this occupational composition, with a sizable proportion of working-age adults lacking advanced formal education.

Employment among Napa residents is also distributed across a broad set of industries. Notably, Manufacturing, including food and beverage production tied to the regional wine industry, accounts for a larger share of resident employment than local jobs, suggesting that many Napa residents commute to manufacturing jobs located outside city limits. While Napa had maintained a low unemployment rate prior to the COVID-19 pandemic, estimated at 3.5% in early 2020, employment in sectors such as arts, accommodations, and retail was significantly impacted by the public health crisis. Many residents employed in these sectors experienced reduced hours, job loss, or employment instability. Current recovery data indicate improving conditions; however, affordability challenges persist for workers in low-wage sectors.

Most of employed residents in Napa continue to benefit from short commutes of less than 30 minutes, pointing to a healthy jobs-housing balance and opportunities for economic development that leverages local talent. Strengthening local employment opportunities in middle- and higher-wage sectors will be critical for economic resilience and housing stability.

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Economic Development Market Analysis Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,122	1,181	7	5	-2
Arts, Entertainment, Accommodations	5,858	5,787	18	22	4
Construction	2,622	1,927	8	7	-1
Education and Health Care Services	5,507	6,067	17	24	7
Finance, Insurance, and Real Estate	1,512	1,313	5	5	0
Information	450	203	1	1	0
Manufacturing	5,003	1,395	15	5	-10
Other Services	1,250	1,265	4	5	1
Professional, Scientific, Management Services	2,276	1,417	7	5	-2
Public Administration	0	0	0	0	0
Retail Trade	3,456	3,625	11	14	3
Transportation and Warehousing	1,020	865	3	3	0
Wholesale Trade	1,247	740	4	3	-1
Total	32,323	25,785	--	--	--

Table 39 - Business Activity

Data 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)
Source:

EXHIBIT A

Labor Force

Total Population in the Civilian Labor Force	42,920
Civilian Employed Population 16 years and over	40,845
Unemployment Rate	4.86
Unemployment Rate for Ages 16-24	15.80
Unemployment Rate for Ages 25-65	3.26

Table 40 - Labor Force

Data 2016-2020 ACS
Source:

Occupations by Sector	Number of People
Management, business and financial	10,410
Farming, fisheries and forestry occupations	1,340
Service	5,415
Sales and office	8,340
Construction, extraction, maintenance and repair	3,970
Production, transportation and material moving	1,710

Table 41 – Occupations by Sector

Data 2016-2020 ACS
Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	26,259	70%
30-59 Minutes	8,248	22%
60 or More Minutes	2,899	8%
Total	37,406	100%

Table 42 - Travel Time

Data 2016-2020 ACS
Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,235	235	1,515
High school graduate (includes equivalency)	5,480	160	1,665
Some college or Associate's degree	10,065	430	1,730
Bachelor's degree or higher	12,425	510	1,595

Table 43 - Educational Attainment by Employment Status

Data 2016-2020 ACS
Source:

EXHIBIT A

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	55	215	1,500	2,690	1,180
9th to 12th grade, no diploma	580	580	940	1,065	640
High school graduate, GED, or alternative	2,230	2,540	1,835	2,930	2,470
Some college, no degree	2,355	2,170	1,810	4,635	3,345
Associate's degree	465	1,115	765	1,740	1,095
Bachelor's degree	530	3,465	2,070	4,725	2,790
Graduate or professional degree	40	670	1,485	2,140	2,005

Table 44 - Educational Attainment by Age

Data 2016-2020 ACS
Source:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	28,246
High school graduate (includes equivalency)	34,033
Some college or Associate's degree	44,601
Bachelor's degree	69,116
Graduate or professional degree	85,048

Table 45 – Median Earnings in the Past 12 Months

Data 2016-2020 ACS
Source:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the most recent business activity data, the top employment sectors in the City of Napa include:

- **Health Care and Social Assistance** (20.2% of all jobs)
- **Accommodation and Food Services** (17.6%)
- **Retail Trade** (11.2%)
- **Manufacturing** (10.5%)
- **Educational Services** (7.8%)

These sectors collectively account for most jobs located within the City. The largest industries, particularly Accommodation and Food Services and Retail Trade, are associated with lower average wages and often include part-time or seasonal positions. Consequently, many workers in these sectors are unable to afford local market-rate housing, resulting in high rates of housing cost burden, overcrowding, and increased in-commuting from surrounding areas.

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Manufacturing, much of which is tied to the regional wine and beverage industries, offers a greater share of middle-wage jobs and remains a major source of employment for Napa residents. Nonetheless, the dominance of low-wage service sectors continues to highlight the importance of workforce development strategies and affordable housing production to support economic equity and local job retention.

Describe the workforce and infrastructure needs of the business community:

The City of Napa's Economic Development Action Strategy, adopted in 2019, identified key priorities to strengthen the local economy: supporting growth around anchor institutions, bolstering the local manufacturing and production sector, creating innovation hubs such as business incubators and co-working spaces, and investing lodging tax revenues in business attraction and downtown improvements. To implement these goals, the Strategy recommended expanding financial incentives, streamlining commercial development processes, identifying industrial sites for growth, and building partnerships with educational and philanthropic institutions.

While these priorities remain relevant, the COVID-19 pandemic underscored additional needs. Businesses, especially small and locally owned enterprises, faced economic disruption due to closures and changes in consumer patterns. Stakeholder input during this planning cycle reinforced the need for ongoing technical assistance, micro-loans, and business support services to help existing businesses stabilize and grow.

Workforce needs remain a central concern for Napa's employers. Service-based industries such as hospitality, food services, and manufacturing, sectors that comprise a significant share of the local economy, often face staffing shortages due to the lack of affordable workforce housing. Employers report difficulty attracting and retaining workers, particularly for lower-wage positions, as housing costs force many employees to live outside of the county. According to local surveys, this challenge affects not only hotel and restaurant operators but also the wine and agriculture industries and retail employers throughout Napa.

Infrastructure improvements that facilitate business operations, such as broadband connectivity, transportation access, and space for light industrial use, are also frequently cited as priorities, particularly as businesses seek to adapt to hybrid operations and supply chain changes. Addressing these needs is critical to the City's broader economic recovery and resiliency strategy.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Over the past several years, Napa has experienced continued investment in key sectors, including hospitality, retail, manufacturing, and agriculture, particularly within the City's Downtown and wine-related industries. Local businesses have expanded to meet tourism demand, and recent economic strategies have emphasized placemaking, innovation, and the use of lodging tax

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revenues to support job growth. While much of this development is tied to previously identified needs in the City's Economic Development Action Strategy and the General Plan update, new challenges have emerged that require expanded workforce and infrastructure support.

Most notably, the wine and agriculture sectors, which drive over \$9.4 billion in local economic activity and support 44,000 regional jobs, face workforce stability challenges due to the rising cost of housing, seasonal labor constraints, and a lack of accessible support services. The 2024 Napa County Farmworker Housing Needs and Impacts Assessment highlights that many employers have shifted toward year-round hiring models and are investing in workforce housing, financial counseling, and housing navigation supports to retain skilled labor. Employers are also participating in a countywide effort to develop a multi-jurisdictional farmworker housing action plan to address long-term labor and housing shortages.

While the City has supported infill development and invested in infrastructure and placemaking, additional needs have emerged:

- **Housing Infrastructure:** Napa's economic competitiveness is now closely tied to affordable workforce housing. Farmworkers, hospitality workers, and low-wage earners increasingly commute long distances or face overcrowding and instability. Greater coordination across jurisdictions is needed to develop new units, expand funding, and reduce regulatory barriers.
- **Workforce Development:** Programs to expand access to job training, digital literacy, and adult education—particularly for limited-English speakers and multigenerational households—are essential. Napa Valley College, in partnership with employers, has taken a lead in creating workforce pathways but faces capacity and transportation constraints.
- **Childcare and Family Supports:** Access to childcare is a key barrier to full workforce participation, especially among working parents in service and agricultural sectors.
- **Transportation and Digital Infrastructure:** Many workers rely on carpooling or informal transportation. Expanded access to services like CalVans, transit subsidies, and broadband at housing sites would reduce isolation and improve economic mobility.

These needs were further amplified by the COVID-19 pandemic and continue to shape the City's recovery strategy. Addressing these infrastructure and workforce development challenges is essential to ensure that economic investments, including hotel development, wine industry growth, and small business expansion, result in long-term, inclusive job growth for Napa's residents.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The distribution of jobs in Napa generally aligns with the sectors in which Napa residents are employed, including health care, hospitality, retail, education, and wine/agriculture-related manufacturing. However, manufacturing shows a mismatch: approximately 5,300 Napa residents

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work in manufacturing, while only 1,400 jobs in this sector are located within the City, suggesting many residents commute to county-based facilities.

Workforce challenges remain. Over 45% of residents age 25+ have a high school diploma or less, limiting access to higher-wage jobs. Employers report difficulty finding workers with trade certifications, digital skills, and technical English proficiency. Napa Valley College and the Workforce Alliance of the North Bay are expanding career pathways in health care, hospitality, and the trades, but barriers like childcare, transportation, and limited training capacity persist.

Continued investment in adult education, workforce training, and wraparound supports is needed to align skills with evolving job opportunities and ensure inclusive economic growth.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce training programs in Napa are led by several partners, including the Workforce Alliance of the North Bay (WANB), Napa Valley College, CareerPoint North Bay, and local nonprofit organizations. These efforts align with Napa's Consolidated Plan by addressing employment barriers and promoting self-sufficiency, especially for low-income and special needs populations.

Key workforce initiatives include:

- Workforce Alliance of the North Bay (WANB): Supports sector-specific training aligned with local employer needs. Recent efforts include the Napa Hospitality Industry Partnership, which delivers skill-building programs, internships, and upskilling opportunities tailored to hospitality and tourism.
- CareerPoint North Bay: Provides job seekers with resume support, digital literacy, interview preparation, and short-term certifications in high-demand industries. CareerPoint also partners with employers to fill job openings and develop career pathways.
- Napa Valley College (NVC): Offers industry-specific certificate and associate degree programs in hospitality, health care, manufacturing, and viticulture. NVC also partners with local employers to deliver customized workforce training and adult education courses in English as a Second Language (ESL), customer service, and technical skills.
- VOICES Napa: Provides career and education support to transition-age foster youth, including job placement, retention services, and postsecondary education navigation.
- NapaLearns and UpValley Family Centers: Offer digital skills training, career coaching, and support for Spanish-speaking residents and working parents.

These programs are increasingly focused on priority sectors such as wine and hospitality, health care, early childhood education, and skilled trades. They also respond to evolving economic

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needs by expanding services like remote learning, transportation assistance, and childcare referrals.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

The City of Napa is actively implementing multiple economic development initiatives that align with and support the goals of the Consolidated Plan, particularly in addressing workforce needs, promoting inclusive job growth, and ensuring housing affordability for low- and moderate-income households. Key initiatives include:

- **Economic Development Strategy Implementation:** The City is executing recommendations from its Economic Development Action Strategy, which emphasizes business retention and expansion, placemaking, and support for small businesses. These actions are designed to stimulate job growth in sectors aligned with the skills of Napa's workforce.
- **General Plan Update (2040):** Napa's updated General Plan integrates economic development, land use, housing, and transportation strategies. It supports smart growth principles that link employment opportunities with affordable housing, transit, and public infrastructure investments.
- **Workforce Development Partnerships:** The City collaborates with the Workforce Alliance of the North Bay, Napa Valley College, and Napa County to enhance career pathways, particularly in hospitality, health care, and advanced manufacturing. Programs aim to increase digital skills, language proficiency, and job readiness, aligning with Consolidated Plan priorities for increasing income and economic self-sufficiency.
- **Small Business Assistance:** Napa's Economic Development Division provides targeted support for small businesses, including technical assistance, access to funding, and site development support. The City is exploring microenterprise and entrepreneurship strategies that may be eligible under CDBG programs.
- **Regional Farmworker Housing Action Plan (In Development):** In coordination with Napa County and other jurisdictions, the City is contributing to a regional farmworker housing plan that addresses long-term workforce housing and labor market stability. This effort supports the Consolidated Plan's focus on affordable housing and special needs populations.
- **Tourism and Retail Workforce Strategy:** Given the prominence of hospitality and tourism sectors, the City is examining how to stabilize the workforce by improving transit access, childcare availability, and affordable housing—all priorities aligned with the Consolidated Plan.

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These local and regional initiatives ensure that economic growth efforts are coordinated with housing, infrastructure, and community development strategies, creating a more resilient and inclusive local economy.

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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Yes. Based on 2016–2020 CHAS data and the 2024 *State of Housing in Napa Valley*, multiple housing problems, including cost burden, overcrowding, and substandard conditions—are concentrated in central Napa neighborhoods such as Old Town and the A-B-C Streets. These areas align with census tracts where over 51% of households have at least one housing problem. The overlap of cost burden with other issues is most prevalent among low-income renters, indicating a need for targeted investment in affordable housing and infrastructure in these core areas.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Yes. The HUD defines low-income concentration as any block group where 51% or more of households earn $\leq 80\%$ of the Area Median Income (AMI). According to 2016–2020 CHAS data and recent City maps, several block groups in Napa meet this threshold, with clusters in north, south, and central Napa, particularly near Downtown and along the Jefferson Street corridor.

Racial and ethnic concentration is defined as a census tract where the share of a minority population exceeds the citywide average by at least 10 percentage points. Based on the 2024 *State of Housing in Napa Valley* and AI data, concentrations of Hispanic/Latino households are found in tracts surrounding central and western Napa. The AI also identified single tracts with notable concentrations of Asian and Black residents. While there is some geographic overlap, areas of racial/ethnic concentration do not fully align with low-income areas, highlighting the need for tailored housing and equity strategies.

What are the characteristics of the market in these areas/neighborhoods?

Napa's low-income and racially/ethnically concentrated neighborhoods, primarily in central and southern Napa, face higher housing cost burdens, older housing stock, and limited access to high-performing schools and economic opportunities. CHAS and AI data show lower labor market engagement and school proficiency in these areas, especially for Hispanic/Latino and Black households. However, some neighborhoods benefit from proximity to jobs and transit access. Market pressures are also contributing to rising rents and risk of displacement.

Are there any community assets in these areas/neighborhoods?

Neighborhoods in and around Downtown Napa, where concentrations of low-income households and racial or ethnic minorities reside, benefit from a range of valuable community assets. These include access to public transit via VINE routes, parks and open spaces such as Fuller Park and Veterans Memorial Park, and proximity to schools like Napa High School and Napa Valley College, which offers workforce training programs. The area also contains cultural and historic landmarks, including preserved architecture and arts venues that support both community identity and tourism. Retail stores, health clinics such as OLE Health, and local businesses

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provide essential goods and services, while community institutions like the Napa County Library, the Senior Activity Center, and Puertas Abiertas offer accessible programs and support services. Collectively, these assets enhance quality of life and support economic opportunity in Napa's equity-focused neighborhoods.

Are there other strategic opportunities in any of these areas?

Yes, recent economic development and housing planning efforts point to several strategic opportunities in Napa's central and Downtown neighborhoods:

- **Downtown Revitalization & Infill Development**

The City has successfully attracted public/private investment downtown, creating momentum for mixed-use, high-density infill projects that combine market-rate and affordable housing with retail, office, and civic spaces. This offers a prime opportunity to include targeted housing solutions and community amenities.

- **Workforce and Affordable Housing Near Transit**

With downtown's proximity to VINE transit routes and Fresno Street retail corridor, there's strong potential to develop affordable and workforce housing near transit hubs. This aligns with Housing Element priorities and regional climate and housing goals.

- **Small Business & Local Job Creation**

Economic reports emphasize growing demand for small business support, digital infrastructure, and commercial incubators. Combined with housing investments, these tools can drive equitable growth—placing jobs and services within easy reach of residents.

- **Cultural Heritage & Arts Activation**

Downtown's historic fabric and cultural venues can be leveraged to strengthen placemaking efforts. Programming such as murals, farmers markets, and performance art in public facilities increases community cohesion and attracts foot traffic, helping to anchor affordable housing investments nearby.

- **Infrastructure Upgrades in Priority Neighborhoods**

Targeted investments in sidewalk improvements, ADA upgrades, and streetscape enhancements can increase livability in the low-income block groups on Napa's south and north ends—supporting inclusive development aligned with equity-focused funding goals.

Together, these coordinated initiatives present a multifaceted strategy to align economic growth, housing development, and enhanced livability in strategic central Napa corridors.

EXHIBIT A

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

While the City of Napa has widespread broadband infrastructure and high overall service availability, significant disparities in digital access remain among low- and moderate-income households. These disparities, highlighted during the COVID-19 shelter-in-place period, highlighted the critical role of broadband in ensuring continuity of education, employment, healthcare, and social connection.

During the pandemic, distance learning and remote work demands revealed that many low-income households lacked sufficient internet access or devices, particularly in neighborhoods with concentrations of low-income or Latino residents. According to data from the California Public Utilities Commission (CPUC) and Napa County's Broadband Strategic Plan, up to 25–30% of households in some block groups lacked reliable internet connections or the necessary hardware to utilize existing broadband infrastructure.

In response, Napa County and the City of Napa have launched several coordinated efforts to close the digital divide:

- **Napa County Strategic Broadband Plan (2024):** This plan identifies underserved communities and outlines infrastructure and adoption strategies, especially in rural and low-income areas. It prioritizes improvements in affordability, service reliability, and digital literacy.
- **Digital Equity Leadership Grant:** In 2024, Napa County received a \$20,000 state-funded grant to support outreach and digital inclusion initiatives targeting disadvantaged communities, with a focus on seniors, English learners, and residents on public assistance programs like Medi-Cal and CalFresh.
- **Public Wi-Fi and Device Access:** The City and Napa County Library expanded public Wi-Fi availability and device lending programs during and after the COVID-19 pandemic. The Napa County Office of Education and local school districts also distributed Wi-Fi hotspots and Chromebooks to students from low-income households.
- **Subsidized Service Enrollment Support:** Local nonprofits like On The Move and Puertas Abiertas have partnered with city and county agencies to help residents enroll in low-cost broadband programs (e.g., ACP, Lifeline), particularly for Spanish-speaking and immigrant households.

These efforts are essential to bridging digital divides and ensuring that all Napa residents, especially those in low-income neighborhoods, can access online resources critical to housing stability, employment, education, and health.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

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The City of Napa is served by multiple broadband providers. The two major companies are Xfinity (Comcast) providing cable service, and AT&T, providing DSL service. Xfinity's Internet Essentials service provides reduced cost broadband for qualified households. Households are eligible if they qualify for public assistance programs such as the National School Lunch Program, Housing Assistance, Medicaid, SNAP, SSI, and others.

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MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Napa is increasingly vulnerable to climate-related natural hazards, including flooding, wildfires, extreme heat, and poor air quality. These risks affect housing stability, infrastructure, and the well-being of low- and moderate-income residents.

Flooding risk has intensified due to more frequent and severe storms. The City has made significant progress in flood mitigation through the Napa River Flood Protection Project, but areas with older infrastructure remain at risk, particularly during atmospheric river events. Wildfire risk has escalated across the region, as demonstrated by the 2017 and 2020 fire seasons, which caused significant property loss and hazardous air conditions. Housing located near wildland-urban interface zones is especially vulnerable. Wildfire smoke disproportionately impacts low-income residents, older adults, and people with pre-existing health conditions.

The region is also experiencing more extreme heat days, posing risks to households lacking adequate cooling. During high-risk fire periods, utility shutoffs (Public Safety Power Shutoffs or PSPS) implemented by PG&E have caused prolonged outages. These events disrupt housing, especially for medically vulnerable residents, and reduce economic activity.

Climate-related impacts have also affected Napa's tourism and agricultural sectors, which are central to the local economy. These events have increased housing costs, reduced affordable development opportunities, and heightened displacement risk for low-income workers and farmworker households. These hazards reinforce the need for integrated planning between hazard mitigation and affordable housing strategies. Napa will continue to invest in climate resilience, with an emphasis on protecting the most vulnerable populations.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income (LMI) households in the City of Napa are disproportionately vulnerable to natural hazard risks such as wildfires, flooding, extreme heat, and power shutoffs caused by climate change.

Many LMI households live in older or lower-quality housing that lacks energy-efficient features, air conditioning, or fire-resistant materials. These homes are more likely to be in flood-prone areas near the Napa River or in rural zones near the wildland-urban interface, increasing exposure to wildfire and evacuation risk. Farmworker housing is often overcrowded and located in high fire risk zones, with limited emergency access.

During extreme heat or Public Safety Power Shutoffs (PSPS), LMI households face challenges maintaining safe indoor temperatures and powering medical devices. Renters and seniors may not have access to backup power or relocation resources, making them especially vulnerable.

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Data sources include the 2023–2031 Housing Element, 2024 Napa County Farmworker Housing Needs Assessment, CHAS 2016–2020 data, and the Napa County Hazard Mitigation Plan. Geographic analysis comparing hazard zones with income data shows that LMI neighborhoods are more likely to face climate hazards while also lacking the resources to recover.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines how the City of Napa will address the community's housing, homelessness, and non-housing community development needs over the next five years using Community Development Block Grant (CDBG) funds and other federal, state, and local resources. The priorities, needs, and goals identified in this Strategic Plan are based on findings from the Needs Assessment and Market Analysis sections of this Consolidated Plan, as well as input gathered through public meetings, focus groups, and consultations with service providers and community stakeholders.

Additionally, the Strategic Plan is informed by the City of Napa's 2023–2031 Housing Element, which was developed through a comprehensive data analysis and public engagement process. The alignment between these planning documents ensures that the City's housing and community development strategies are consistent, data-driven, and reflective of local needs.

The Priority Needs and Goals presented in the Strategic Plan are organized into three categories: affordable housing, homelessness, and non-housing community development. These categories guide the City's allocation of resources and investment of public and private funds to address the most critical issues facing low- and moderate-income residents.

CDBG funds are provided to the City annually by the U.S. Department of Housing and Urban Development (HUD). Based on recent allocations, the City anticipates receiving approximately \$600,000 per year in CDBG funding, for a total estimated allocation of \$3,000,000 over the five-year Consolidated Plan period (FY 2025–2029). These estimates is a projection based on previous and recent allocations. Actual amounts may vary depending on future HUD appropriations and formula changes.

In addition to CDBG, the City may leverage other federal, state and local resources to address priority needs. These funds will support efforts to increase housing stability, improve access to services, and enhance neighborhood infrastructure in communities most in need.

EXHIBIT A

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Napa does not designate formal geographic priority areas for the allocation of Community Development Block Grant (CDBG) funds. Instead, funding decisions are based on identified community needs and eligibility requirements outlined by HUD. To the extent that CDBG-funded activities serve a specific geographic area, they are in Census Tracts where at least 51% of residents are low- and moderate-income, in accordance with the CDBG Low/Mod Area Benefit criteria.

Past CDBG geographically targeted efforts have included public infrastructure improvements such as sidewalk and park upgrades in these qualifying low-income areas. These investments are intended to enhance neighborhood safety, accessibility, and quality of life for residents in historically underserved communities.

In addition to area-based activities, the City also allocates CDBG funds to organizations that serve low- and moderate-income individuals regardless of location. These activities meet the Low/Mod Limited national objective and have included funding for; Emergency shelter operations and supportive services for individuals experiencing homelessness, services for survivors of domestic violence, fair housing education and enforcement, and housing counseling and placement support.

This approach balanced place-based investments with targeted services to vulnerable population and ensures that CDBG resources effectively target the City's most pressing housing and community development needs.

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SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 46 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Housing Rehabilitation Construction of New affordable rental units Acquisition and rehabilitation of existing units Provision of rental assistance Farmworker Housing First time homebuyer assistance Permanent supportive housing Outreach/referral for racial/ethnic minority group
	Description	Increase the availability of housing that is affordable to low, very low, moderate income households through new construction, rehabilitation, tenant-based rental assistance, and preservation of existing units.

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	Basis for Relative Priority	As evidenced in the market analysis and needs assessment, affordable housing is critical in the City of Napa. Constructing or preserving affordable housing units is necessary to adequately meet the needs of lower income households and those with special needs.
2	Priority Need Name	Homeless Services
	Priority Level	High
	Population	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Emergency shelter services Outreach/referral for racial/ethnic minority group Physical/Mental/Behavioral health services Flexible funding to prevent homelessness
	Description	Provide assistance to homeless individuals and families through the emergency shelter system, transitional and permanent supportive housing, and services necessary to assist households in transitioning from homelessness and prevent households from becoming homeless.
	Basis for Relative Priority	
3	Priority Need Name	Community Development
	Priority Level	High

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Population	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
Geographic Areas Affected	
Associated Goals	<p>Outreach/referral for racial/ethnic minority group Fair housing activities Services for youth transitioning from foster care Non-profit capital improvement projects In-fill sidewalks in low-income neighborhoods Improvements to City facilities & parks Affordable childcare facilities Local business support Green space expansion/improvement in areas of need Improvement of access to parks and rec facilities Bicycle and pedestrian improvements Expansion of programming at parks & rec facilities Physical/Mental/Behavioral health services</p>
Description	<p>Implement non-housing capital improvements and provide services to enhance the public realm, availability of services, economic development opportunities, and opportunities for economic advancement for low- and moderate-income households and households with special needs.</p>

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Basis for Relative Priority	Community Development remains a critical need, in terms of improvements such as ADA accessibility and sidewalks as well as community services such fair housing counseling, homeless services, and domestic abuse services. In addition, economic development activities may be necessary to sustain the local economy in response to the emerging economic crisis.
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Narrative (Optional)

The City of Napa has three priority needs: Affordable Housing, Homeless Services, and Community Development. Each of these priority needs has associated goals described in the next section.

EXHIBIT A

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Napa’s high housing costs and limited affordable stock drive the City’s focus on tenant-based rental assistance, including a \$1.4 million HOME investment during COVID-19, to support housing stability for low-income households.
TBRA for Non-Homeless Special Needs	Affordable housing is a critical need for Napa’s special needs populations; the City supports these households through Section 8 vouchers and may use HOME funds to provide targeted rental assistance.
New Unit Production	To address its affordable housing needs, Napa supports new unit production through local funding sources like the Housing Impact Fee and TOT, alongside policies in its Housing Element that incentivize and facilitate development.
Rehabilitation	Napa uses CDBG funds to provide grants and no-interest loans for housing rehabilitation, helping low-income households address repairs and accessibility needs, a priority the City will continue in the coming years.
Acquisition, including preservation	High costs limit Napa’s ability to pursue acquisition and preservation; however, the City plans to use staff resources and local funds, including the Housing Impact Fee and TOT, to support these efforts when feasible.

Table 47 – Influence of Market Conditions

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SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

During the five-year Consolidated Plan period (FY 2025–2029), the City of Napa anticipates receiving approximately \$3 million in Community Development Block Grant (CDBG) entitlement funds from the U.S. Department of Housing and Urban Development (HUD), averaging an annual allocation of approximately \$591,000. These funds will be used to support a range of eligible housing, public services, and community development activities that benefit low- and moderate-income residents and neighborhoods.

In addition to CDBG, the City expects to leverage several other funding sources to address local housing and community development needs, including:

- Affordable Housing Impact Fee Fund – Generated from developer fees and dedicated to supporting affordable housing development and preservation.
- One Percent Transient Occupancy Tax (TOT) for Affordable and Workforce Housing – A dedicated local revenue stream used to support new affordable housing initiatives.
- Permanent Local Housing Allocation (PLHA) – State funding to support housing-related activities such as production, preservation, and supportive services.
- HOME Investment Partnerships Program (HOME) – Administered in partnership with Napa County, to support affordable housing development and rehabilitation.
- Section 8 Housing Choice Vouchers (HCVs) – Administered by the Housing Authority of the City of Napa, providing rental assistance to extremely low-income households.
- General Fund Contributions – Staff time and discretionary funds used to support housing, homelessness services, and public infrastructure improvements.
- Other State and Federal Programs – Including potential grants from CalHFA, HCD, and other competitive sources, such as ESG, Homekey, or Low-Income Housing Tax Credits.

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Despite this diverse range of funding mechanisms, insufficient funding levels remain a critical challenge. The identified needs for increased affordable housing production, homelessness response, and infrastructure upgrades, exceeds available funding. Local agencies and partners continue to collaborate on maximizing leverage and aligning investments, but funding shortages continue to be the most significant barrier to fully meeting the housing and community development goals outlined in this Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	597,112	47,079	0	629,291	2,576,764	Expected amount of Year 1 for actual Fiscal Year 2025-2026 CDBG allocation, including estimated current year program income and total reprogrammed funds. Expected amount for years 2 through 5 based on allocation and estimated program income for Year 1

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	Public-State	Acquisition Housing Other	334,000				1,336,000	PLHA - This funding source was created by legislation adopted by the State of California in 2017, providing formula and competitive grants to help cities and counties address housing needs. Expected amounts shown reflect the City's projected allocation from formula grants
Other	Public-Local	Acquisition Admin and Planning Housing Other	9,500,000			9,500,000	5,800,000	This fund was created in Fiscal Year 2018-2019 based on a voter approved measure which assesses a one percent transient occupancy tax on lodging revenues for Affordable and Workforce Housing. Approximately \$9.5M will be available as of June 30, 2025. Approximately 3.7 M of this funding is reserved for loans.

Table 48 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

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Many of the activities that the City of Napa intends to fund through the Community Development Block Grant (CDBG) program require supplemental financing from other public and private sources. CDBG funds are allocated to leverage local, state, and federal resources to maximize the impact of investments in public infrastructure, affordable housing, housing rehabilitation, emergency shelter operations, and community services.

Over the five-year Consolidated Plan period, the City plans to use CDBG funds to fill funding gaps in projects that could also be supported by:

- Local sources- such as the City's Affordable Housing Impact Fee Fund and One Percent TOT (Transient Occupancy Tax) for Affordable and Workforce Housing, which support development and preservation of housing for low- to moderate-income households;
- State funds- including the Permanent Local Housing Allocation (PLHA) and program income from CalHome, used for housing rehabilitation and first-time homebuyer assistance;
- Federal sources- such as the HOME Investment Partnerships Program, primarily administered through Napa County, which supports affordable housing construction and acquisition;
- Private sector investments and nonprofit contributions- These funds are usually assembled by affordable housing developers for development projects with multiple funding layers.

For housing rehabilitation, the City operates a loan and grant program funded by both CDBG and CalHome program income. While these sources are not typically co-mingled at the project level, they are used concurrently to serve different income tiers. This allows the City to maximize the number of households served and reduce the long-term costs of housing maintenance and displacement.

Affordable housing development projects funded with CDBG often serve as a component of a larger funding mix, including federal Low-Income Housing Tax Credits (LIHTC), PLHA, HOME, and local gap financing from the Affordable Housing Impact Fee Fund. These projects frequently involve public-private partnerships, and CDBG funds are essential in improving site readiness, infrastructure, or service access.

The One Percent TOT is designed to support housing for households earning up to 120% of the Area Median Income (AMI). While this funding extends beyond HUD's CDBG income eligibility threshold, it is often used in mixed-income projects where CDBG can support low- and moderate-income units within a broader development.

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The City does not currently receive federal grants with formal matching requirements under CDBG. However, the City's strategy emphasizes leveraging all available resources, and matching is met on a project-by-project basis through developer contributions, local funding, and layered financing when applicable.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Napa continues to evaluate City-owned properties to determine their suitability for affordable housing development. One such property is located on D Street, where the City previously acquired right-of-way for the Vine Trail. A portion of this right-of-way may not be needed for the trail, and the City is assessing its potential for affordable housing.

In addition, the City is entering a Purchase and Sale Agreement for a City-owned parking lot on Clay Street. This parcel was originally acquired using Neighborhood Development Program funds, and per federal closeout requirements, proceeds from any future sale must return to the CDBG program. The sale is anticipated to occur before 2035, with potential reinvestment into affordable housing.

Beyond these two sites, the Housing Element outlines a formal policy, Program H2-2.2: Conversion of Publicly Owned Lands for Housing, committing the City to review publicly owned and institutional lands for residential, mixed-use, or affordable housing development. Actions include, applying the Affordable Housing Overlay zoning district to viable sites. Issuing Requests for Proposals for housing development, offering incentives such as permit streamlining and priority processing, and completing an initial review of publicly owned lands by 2026, with ongoing implementation through 2031.

This policy establishes a quantified objective of creating at least 22 affordable units through the conversion of public land during the 6th Housing Element cycle.

Discussion

EXHIBIT A

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Napa	Government	Economic Development Homelessness Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
Housing Authority of the City of Napa	Government	Rental	Other
NAPA VALLEY COMMUNITY HOUSING	Developer	Rental	Region
PROGRESS FOUNDATION	Non-profit organizations	Non-homeless special needs Rental public services	Region
Bridge Housing	Developer	Rental	Region
EAH Housing	Developer	Rental	Region
MERCY HOUSING	Developer	Rental	Region
Satellite Affordable Housing Associates	Developer	Rental	Region
COMMUNITY ACTION NAPA VALLEY	Non-profit organizations	Non-homeless special needs	Region
NAPA COUNTY	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
ABODE SERVICES	Non-profit organizations	Homelessness	Region
NEWS	Non-profit organizations	Homelessness Non-homeless special needs Rental	Region

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Burbank Housing Development Corporation	Developer	Homelessness Non-homeless special needs Rental	Region
CATHOLIC CHARITIES	Non-profit organizations	Homelessness Rental	Region
Fair Housing Napa Valley	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Napa benefits from a highly collaborative and well-integrated institutional delivery system that includes public agencies, nonprofit providers, the private sector, and engaged community members. This system has evolved through various coordinated planning efforts, including the City’s Housing Element, Strategic Plan to Address Homelessness, coordination to leverage state HHAP funding, and participation in the Napa City & County Continuum of Care. Key strengths of this delivery system include:

A strong, stable, and responsive municipal government with dedicated staff in housing, planning, and homeless services;

Robust partnerships among the City of Napa, the County of Napa, the Housing Authority of the City of Napa (HACN), and nonprofit service providers;

An expanding and effective provider network, including shelters, case management programs, and housing developers;

Strategic use of data and coordinated entry systems to match individuals with the appropriate housing and service resources;

Commitment to evidence-based and housing-focused approaches, such as Housing First and trauma-informed care;

Sustained community engagement and volunteerism, reflected in both public input processes and philanthropic support;

Implementation of supportive policies, such as zoning updates to allow emergency shelters by-right and incentives for permanent supportive housing development.

The system continues to face significant gaps and challenges, including:

- Insufficient funding at all levels to meet the full demand for affordable housing and services;

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- High and rising housing costs across the Bay Area, which exacerbate displacement pressures and deepen inequities.
- Extremely low rental vacancy rates, which limit options for individuals transitioning out of homelessness or institutions;
- Limited availability of permanent supportive housing units, especially for individuals with complex needs and disabling conditions;
- Barriers in access to housing and employment for individuals exiting incarceration, psychiatric institutions, and foster care systems;
- Resource and service delivery disparities across jurisdictions, creating barriers to access comprehensive care for underserved populations.

To address these gaps, the City and its partners are focused on expanding the housing supply, aligning service delivery with equity goals, and strengthening data-driven collaboration through the CoC. Continued investment in cross-sector coordination and capacity building among service providers is vital to meeting the community’s evolving needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			
	X	X	

Table 50 - Homeless Prevention Services Summary

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Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Napa County Continuum of Care (CoC) coordinates a network of public and nonprofit agencies to deliver services to individuals and families experiencing homelessness, including chronically homeless persons, families with children, veterans, and unaccompanied youth. Services include emergency shelter, transitional and permanent supportive housing, mental health and substance use treatment, employment assistance, and case management. Key partners include Abode Services, Catholic Charities, the City of Napa Housing Authority, and the County's Health and Human Services Agency. Outreach is conducted by law enforcement, mobile response teams, and nonprofit providers to connect unsheltered individuals to services through Coordinated Entry and the Homeless Management Information System (HMIS).

Recent efforts have expanded non-congregate shelter options and improved coordination across agencies. These services, combined with strategic planning by the CoC, support a housing-focused response system that prioritizes stability and long-term housing outcomes.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Napa County's homelessness response system is supported by a well-coordinated network of public and nonprofit agencies, offering a range of services including emergency shelter, case management, transitional housing, and permanent supportive housing (PSH). Recent efforts have expanded shelter capacity and improved coordination, resulting in a 42% decrease in unsheltered homelessness and an 18% overall reduction between 2023 and 2024. Despite these gains, service providers continue to cite significant challenges, including an ongoing shortage of PSH units and a lack of flexible funding to support shallow subsidies for households at risk of homelessness. This is intensified by high rates of cost burden among extremely low-income renters, nearly 80% of whom spend more than half their income on housing, and a sharp decline in affordable housing resources, which fell by 97% between FY 2020–21 and FY 2022–23. Addressing these funding and capacity gaps is essential to strengthening the service delivery system and sustaining recent progress in reducing homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Napa's Continuum of Care (CoC) is executing a robust, data-driven strategy—outlined in its 2022 Strategic Plan—to end homelessness by making the experience rare, brief, and non-recurring. The CoC, in partnership with the City and County, has moved from siloed services to a systematic, Housing First model focused on prevention, rapid rehousing, permanent supportive housing (PSH), and equity-informed care across subpopulations. Significant expansions include funding Diversion, Outreach, and Street Response programs through coordinated HHAP and HUD CoC grants, including a new \$407K PSH subsidy award in 2025. The CoC also emphasizes cross-sector collaboration—regular public meetings, shared data systems (HMIS),

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and aligned funding applications—to maximize local, state, and federal funding despite financial constraints. Going forward, Napa will continue leveraging these partnerships and new funding streams (e.g., HHAP-6, HUD CoC) to sustain service capacity, scale PSH, and shore up preventive supports for those at risk.

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2025	2029	Affordable Housing Non-Homeless Special Needs		Affordable Housing		Homeowner Housing Rehabilitated: 75 Household Housing Unit
2	Construction of New affordable rental units	2025	2029	Affordable Housing Homeless		Affordable Housing		Rental units constructed: 0 Household Housing Unit
3	Acquisition and rehabilitation of existing units	2025	2029	Affordable Housing		Affordable Housing		
4	Provision of rental assistance	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing		
5	Farmworker Housing	2025	2029	Affordable Housing Non-Homeless Special Needs		Affordable Housing		
6	First time homebuyer assistance	2025	2029	Affordable Housing		Affordable Housing		
7	Permanent supportive housing	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing		
8	Emergency shelter services	2025	2029	Homeless		Homeless Services		Homeless Person Overnight Shelter: 1500 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Outreach/referral for racial/ethnic minority group	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing Homeless Services Community Development		Homeless Person Overnight Shelter: 250 Persons Assisted
10	Fair housing activities	2025	2029	Non-Homeless Special Needs Non-Housing Community Development		Community Development		Public service activities for Low/Moderate Income Housing Benefit: 300 Households Assisted
11	Services for youth transitioning from foster care	2025	2029	Non-Homeless Special Needs		Community Development		
12	Non-profit capital improvement projects	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Community Development	CDBG: \$200,000	
13	In-fill sidewalks in low-income neighborhoods	2025	2029	Non-Housing Community Development		Community Development		
14	Improvements to City facilities & parks	2025	2029	Non-Housing Community Development		Community Development	CDBG: \$25,000	
15	Affordable childcare facilities	2025	2029	Non-Housing Community Development		Community Development		

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Local business support	2025	2029	Non-Housing Community Development		Community Development		
17	Green space expansion/improvement in areas of need	2025	2029	Non-Housing Community Development		Community Development		
18	Improvement of access to parks and rec facilities	2025	2029	Non-Housing Community Development		Community Development		
19	Bicycle and pedestrian improvements	2025	2029	Non-Housing Community Development		Community Development		
20	Expansion of programming at parks & rec facilities	2025	2029	Non-Housing Community Development		Community Development		
21	Physical/Mental/Behavioral health services	2025	2029	Homeless Non-Housing Community Development		Homeless Services Community Development		
22	Flexible funding to prevent homelessness	2025	2029	Homeless		Homeless Services		

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation
	Goal Description	Provide housing rehabilitation assistance to low-income homeowners and renters for maintenance, rehabilitation, and accessibility modifications. This could include rehabilitation assistance for owners of mobile homes and other homeowners, assistance for rehabilitation and maintenance projects at non-profit affordable housing developments, and accessibility modifications for low-income homeowners and renters, among other activities.

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2	Goal Name	Construction of New affordable rental units
	Goal Description	Support the development of new rental units affordable to low- and moderate-income households. Expanding the supply of rental units that are affordable to low to moderate income households remains a high priority for the City of Napa. CDBG funding levels and federal restrictions on its use for new construction impacts the ability to meaningfully support this goal through the CDBG program.
3	Goal Name	Acquisition and rehabilitation of existing units
	Goal Description	Preserving and expanding affordable housing through the acquisition and rehabilitation of existing residential units, particularly by affordable housing providers, remains an important strategy to maintain long-term affordability in Napa. This may involve extending or establishing affordability restrictions. However, due to the limited size of the City's CDBG entitlement allocation, it is unlikely that sufficient funds will be available to support this goal during the current planning period.
4	Goal Name	Provision of rental assistance
	Goal Description	Providing rental assistance remains an important strategy to help low-income households access and maintain stable housing in Napa. The City, in partnership with the Housing Authority of the City of Napa (HACN), supports this goal through programs such as HOME-funded Tenant-Based Rental Assistance (TBRA) and the federally funded Housing Choice Voucher (Section 8) program. These resources assist a range of household types, including families, individuals, and those with special needs.
5	Goal Name	Farmworker Housing
	Goal Description	Develop housing for farmworkers living in the City of Napa, with a focus on year-round affordable housing, including family housing continues to be a priority. The City does not anticipate that its CDBG funding level will be sufficient to address this goal during this planning period.
6	Goal Name	First time homebuyer assistance
	Goal Description	Provide financial assistance to help low-income first time homebuyers with the purchase of a home. While this continues to be a high-priority need, the City does not expect that its CDBG funding level will be sufficient to address this goal.

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7	Goal Name	Permanent supportive housing
	Goal Description	Providing pathways to permanent housing with supportive services to meet the needs of families and single-person households at risk of homelessness, those exiting from homelessness, and other vulnerable populations remains a high priority. The current CDBG funding levels are not sufficient to meaningfully address this goal within the planning period.
8	Goal Name	Emergency shelter services
	Goal Description	Providing financial support toward operation of emergency shelters remains a critical priority to the community. This goal is consistent with the City's previous use of CDBG funds to support emergency shelter service providers.
9	Goal Name	Outreach/referral for racial/ethnic minority group
	Goal Description	The City of Napa is committed to ensuring equitable access to housing and community development resources for all residents, with focused outreach to racial and ethnic minority groups including Napa's large Latino/Hispanic population and individuals with limited English proficiency. The City works to ensure that service providers understand and respond to the diverse needs of all the community, and that eligible residents have access to information and available programs. In prior Consolidated Plan periods, the City supported this goal by funding fair housing services and a Spanish speaking counselor within a community based organization. The City continues this commitment to language access and looks to strengthen these efforts in the 2025-2030 period to further advance equity and inclusivity in service delivery.
10	Goal Name	Fair housing activities
	Goal Description	Support outreach and training on fair housing issues, as well as counseling on tenant/landlord issues to resolve disputes and prevent displacement. The City of Napa has addressed this goal during prior Consolidated Plan planning periods by supporting service providers that deliver fair housing and tenant/landlord mediation services. The City anticipates continued support of this goal during the 2025-2030 planning period.
11	Goal Name	Services for youth transitioning from foster care
	Goal Description	Provide job placement, job training, referral, housing, and supportive services to assist youth transitioning out of the foster care system in achieving stability and self-sufficiency.

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12	Goal Name	Non-profit capital improvement projects
	Goal Description	Fund capital improvements at non-profit facilities, including but not limited to emergency shelters that serve homeless individuals and families in Napa.
13	Goal Name	In-fill sidewalks in low-income neighborhoods
	Goal Description	Provide new sidewalks and improve ADA accessibility at sidewalk-street intersections (typically constructed as a single improvement project).
14	Goal Name	Improvements to City facilities & parks
	Goal Description	Undertake improvements to City of Napa facilities and City parks, including the Senior Activity Center and City recreational facilities, to provide contemporary ADA accessibility and other improvements to meet community needs.
15	Goal Name	Affordable childcare facilities
	Goal Description	Support the creation of affordable childcare options in Napa through the construction of new facilities and/or in existing spaces, with the goal of addressing the shortage of affordable childcare facilities that prevents many employable residents from obtaining employment. This may take the form of new facilities, or capital improvements to existing facilities for expansion/to meet licensing requirements. This goal also supports that creation of childcare jobs, an economic development strategy particularly well-suited to workers seeking career-ladder jobs in education and early childhood development.
16	Goal Name	Local business support
	Goal Description	Provide support for local businesses to promote economic development and economic sustainability, including but not limited to micro-loans and/or grants, business counseling, and technical assistance. This support could aid businesses in the start-up phase or to enable businesses to re-position to adjust to an evolving economic environment.
17	Goal Name	Green space expansion/improvement in areas of need
	Goal Description	Improve and expand green spaces in low- and moderate-income Census tracts, including but not limited to expanding urban forestry or street trees in these areas, with the goal of improving public health by developing green spaces.
18	Goal Name	Improvement of access to parks and rec facilities
	Goal Description	Improve access to City parks and recreational facilities for residents living in low- and moderate-income Census tracts. This goal could align with Goal 13, related to street and sidewalk improvements, as well as with Goal 19, related to bicycle and pedestrian improvements.

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19	Goal Name	Bicycle and pedestrian improvements
	Goal Description	Construct new and/or improve existing bicycle and pedestrian improvements in low- and moderate-income Census tracts.
20	Goal Name	Expansion of programming at parks & rec facilities
	Goal Description	Expand programming at City parks and recreational facilities with the goal of enhancing public health.
21	Goal Name	Physical/Mental/Behavioral health services
	Goal Description	Support a range of health services, which could include physical health and/or mental/behavioral health. City support for these services would likely involve partnerships with nonprofit organizations or governmental agencies that provide these services.
22	Goal Name	Flexible funding to prevent homelessness
	Goal Description	Provide flexible grants to households at risk of homelessness. These funds cover rent or other short-term costs to prevent evictions or maintain housing. Expanding these funds would significantly reduce homelessness and minimize negative impacts on individuals in households at risk.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

During the current program period, the City of Napa anticipates primarily serving extremely low- and low-income households through CDBG-funded activities:

- Extremely Low-Income (0–30% AMI): Approximately 812 households, primarily through rental assistance, emergency shelter operations (South Napa Shelter, Rainbow House, NEWS), and housing rehabilitation
- Low-Income (31–50% AMI): About 211 households, benefiting from similar CDBG-supported services .
- Moderate-Income (51–80% AMI): Approximately 128 households supported, largely through housing rehabilitation and related efforts

Although HOME funds are not used, these CDBG activities align with HOME’s income targeting requirements, ensuring support primarily serves households at the lowest income levels.

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SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable; the City of Napa does not own or operate any public housing units.

Activities to Increase Resident Involvements

Not applicable; the City of Napa does not own or operate any public housing units.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

Not applicable; the City of Napa does not own or operate any public housing units.

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SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Napa continues to actively assess and revise local policies and regulations to support both market-rate and affordable housing development and reduce constraints to residential investment. As outlined in Napa’s 2023–2031 Housing Element, the City has documented and evaluated actual and potential governmental constraints to housing production, including zoning standards, development fees, and permitting processes. The updated Housing Element includes actions and programs to address these barriers and facilitate new affordable housing development throughout the city.

In response to State mandates, the City has taken the following steps to reduce public policy barriers:

- **Expanded Zoning and Site Inventory:** The Housing Element includes a detailed site inventory that accommodates the City’s Regional Housing Needs Allocation (RHNA) for all income levels. This includes parcels zoned at densities suitable for lower-income housing and identification of sites that can accommodate multifamily housing by-right.
- **Streamlined Review:** The City has adopted streamlining measures to expedite the development review process for smaller residential projects and those providing affordable units, reducing the time and complexity of local approvals.
- **Incentives for Affordable Housing:** Napa offers density bonuses, concessions, and fee waivers for residential developments that include affordable units. The City provides enhanced incentives beyond those required by State Density Bonus Law, including reductions in parking requirements and flexible development standards.
- **Policy Updates for Special Needs Housing:** The City has amended its ordinances to support transitional and permanent supportive housing, secondary dwelling units (ADUs), and reasonable accommodation procedures, ensuring compliance with State law and reducing barriers for special needs populations.
- **Funding Strategies:** The City utilizes Housing Impact Fees collected from market-rate and non-residential development to fund its Housing Trust Fund. In 2018, Napa voters approved a 1% increase to the Transient Occupancy Tax (TOT), with the additional revenue dedicated to affordable and workforce housing.

Despite these efforts, the primary barrier to the production of affordable housing in Napa remains a lack of adequate funding to meet demand. The City continues to seek additional federal, state, and local resources, including Low-Income Housing Tax Credits (LIHTC), CDBG, and HOME funds, to support new affordable housing developments.

In summary, while the City’s policies largely support residential investment, funding limitations and high development costs pose ongoing challenges. Continued policy innovation and resource

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coordination are critical to improving housing affordability and reducing displacement risk in Napa.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Napa continues implementing a comprehensive strategy to eliminate barriers to affordable and special needs housing.

- **Site Identification & Capacity:** Under the 2023–2031 Housing Element (certified December 2023), the City identified 86 sites capable of accommodating its RHNA of 2,669 units. These sites have a combined capacity for over 3,500 units—exceeding RHNA by 32%—including 1,806 units for extremely low income households
- **Zoning Updates & Entitlements:** The City adopted zoning and General Plan amendments—included in the 2040 General Plan—to support mixed use, multifamily, and low barrier housing, aligning with state mandates for ADUs, transitional/supportive housing, and navigation centers
- **Regulatory Incentives:** Parking requirements have been reduced, density allowances increased citywide, and an adopted ADU ordinance permits secondary units. A streamlined review process remains available for smaller residential projects
- **Local Funding Tools:** The City leverages local revenue through the Affordable Housing Impact Fee and a dedicated 1% TOT to create an annual NOFA, offering up to \$500K per project to support predevelopment and construction of affordable/workforce housing (80% AMI)
- **Ongoing Barrier Monitoring:** The Annual Progress Report confirms ongoing implementation of barrier removal programs—zoning, financial incentives, and process efficiencies, with reassessment planned during the next Housing Element update cycle (2032–2039)

Despite these strategies, limited state and federal funding remains the main constraint on affordable housing production, highlighting the need for continued pursuit of external grant resources.

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SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Napa has enhanced its approach to homeless outreach since the 2020 Consolidated Plan. The City and County have developed comprehensive resources to support outreach efforts, including the 2025 City and County of Napa Homeless Services Resource Guide available in both English and Spanish. The City directs its efforts at providing resources to those who are willing to accept help, partnering with regional organizations to address the causes of homelessness. Services are coordinated by Napa County and partnering agencies through the Napa City and County Continuum of Care, with multiple specialized outreach programs now operating throughout the county.

1. Napa Police Department Homeless Outreach Program Napa Police Department Outreach works to build a rapport with clients while introducing them to the many services available in the County. Advocates, case managers and housing counselors help clients find services that will lead to stable housing. The program provides comprehensive field-based outreach to connect individuals with a range of supportive services.

2. Abode Services Outreach Abode has been working in Napa County since 2017. In addition to operating the emergency shelter, the organization provides outreach, housing support, and rental assistance. The Outreach programs engage individuals experiencing homelessness to connect them with shelter, housing, health care, mental health treatment and other services.

Addressing the emergency and transitional housing needs of homeless persons

The City of Napa addresses emergency and transitional housing needs through the Napa City and County Continuum of Care and collaboration with the service provider network. The City endorses a Housing First approach, connecting emergency interventions to permanent housing. Recent system-wide improvements include a new shelter system operator, expanded 24-hour services at the South Napa Shelter, relocation and improvements to the family shelter, enhanced case management, and streamlined access to care. These changes align with national best practices and respond to community needs.

The City uses CDBG funds to support emergency shelter operations and capital improvements, as allowed by HUD regulations. Specific goals include supporting emergency shelter services and non-profit capital improvements, such as enhancing emergency shelter infrastructure. The City anticipates continued CDBG fund use within the 15% public services cap. While the Consolidated Plan acknowledges potential transitional housing needs, the homeless response system in the Napa community have not identified specific projects. The City of Napa, in alignment with HUD and State guidance, is transitioning from traditional transitional housing to rapid rehousing and permanent housing solutions. This Strategic Plan doesn't prioritize transitional housing, and CDBG funds are not anticipated to be allocated to transitional housing activities during the 2025-2029 Consolidated Plan period.

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The City's Housing Element reinforces its commitment to addressing emergency shelter needs through local land use policy. Emergency shelters are permitted by-right in the Public Facilities (PF) zoning district, allowing for streamlined development. The City commits to monitoring site adequacy and adjusts zoning as needed to ensure sufficient emergency shelter capacity. The Housing Element also affirms that transitional and supportive housing are treated as residential uses and aren't subject to undue regulatory constraints.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Napa, in coordination with the Napa County Continuum of Care (CoC), implements a multi-pronged strategy to help homeless individuals and families, including chronically homeless persons, families with children, veterans, and unaccompanied youth, transition to permanent housing and sustain independent living. This strategy aligns with the CoC's updated *Plan to End Homelessness*, which emphasizes housing-first principles, rapid rehousing, system coordination, and equitable access to services.

The City partners with a range of public and nonprofit agencies to provide services;

- **Goal 7** – Permanent Supportive Housing
- **Goal 8** – Emergency Shelter Services
- **Goal 11** – Services for Youth Aging Out of Foster Care
- **Goal 12** – Capital Improvements for Nonprofit Service Providers
- **Goal 15** – Affordable Childcare Facilities (as a stabilizing support for families)
- **Goal 22** – Flexible Funding to Prevent Homelessness

In alignment with CoC system redesign efforts, Napa has implemented strategies to reduce the length of shelter stays and increase placements into permanent housing. The City, in partnership with the Housing Authority and County agencies, has supported housing navigation, landlord engagement, and coordinated entry improvements to shorten the time households experience homelessness and increase housing retention rates.

Affordable housing remains a key element of long-term stability. While CDBG funding alone is insufficient for new unit construction, the City utilizes local resources, such as the Affordable Housing Impact Fee, One Percent TOT for Affordable and Workforce Housing, and CDBG-Disaster Recovery (CDBG-DR) funds, to support the production of affordable multifamily housing and ensure permanent housing options for formerly homeless individuals. The City also works to align its land use and housing policies, as outlined in its Housing Element, to facilitate the development of housing affordable to extremely low- and low-income households.

Despite federal limitations such as the CDBG 15% cap on public services, the City continues to invest in system coordination, targeted assistance, and affordable housing expansion to support

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transitions from homelessness and prevent returns to homelessness among vulnerable households.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Napa, in coordination with the Napa County Continuum of Care (CoC) and local partners, implements a variety of policies and programs to prevent homelessness among low-income and extremely low-income individuals and families, especially those at risk of homelessness after discharge from publicly funded systems of care or while receiving supportive services from housing, health, or social service agencies.

Strategies include:

- Administration of the Section 8 Housing Choice Voucher Program through the Housing Authority of the City of Napa (HACN), which provides long-term rental subsidies to very low-income households;
- Family Unification Program (FUP) vouchers, which support youth aging out of foster care and families at risk of separation due to inadequate housing;
- Tenant-Based Rental Assistance (TBRA) funded by State HOME grants, offering short- to medium-term rental assistance to households in crisis;
- Zoning and regulatory support for affordable housing, emergency shelters, transitional housing, and permanent supportive housing, as outlined in the City's Housing Element;
- Local financial investment through the City's Housing Impact Fee and One Percent TOT for Affordable and Workforce Housing, which support development and preservation of housing for at-risk and special needs populations.

The City's Strategic Plan incorporates the following goals to expand access to affordable and supportive housing:

Goals 1–5 (affordable housing development and rehabilitation) and Goal 7 (permanent supportive housing).

To address service needs of those at risk of homelessness, additional goals include:

- Goal 9: Outreach and referral services to Hispanic/Latino and other minority communities
- Goal 10: Fair housing enforcement and education
- Goal 11: Services for youth aging out of foster care

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- Goal 12: Facility improvements for nonprofits serving vulnerable populations
- Goal 15: Childcare facilities supporting economic independence
- Goal 22: Flexible funding for homelessness prevention, including shallow subsidies to stabilize households

Data presented in Table 54 and sections MA-30 and MA-35 illustrate that many households in Napa face cost burdens, housing insecurity, or are one crisis away from losing housing. Extremely low-income renters, particularly those with disabilities, seniors, and transitional-age youth, remain among the most vulnerable.

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SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Napa operates a Lead Based Paint Abatement Program as part of the City's Rehabilitation Loan Program and plans to continue this program during the planning period for this Consolidated Plan, incorporating the Lead Based Paint Abatement Program into City-funded housing rehabilitation activities. All low- and moderate-income residents of Napa are eligible for the program and lead based paint testing.

How are the actions listed above related to the extent of lead poisoning and hazards?

Units that were constructed before 1978 are tested for lead-based paint hazards, which is consistent with the factors associated with risk of lead-based paint hazards. The Housing Division will continue to implement the Lead Based Paint Abatement program and reduce lead-based paint hazards in accordance with HUD regulations and guidelines.

How are the actions listed above integrated into housing policies and procedures?

Actions to address lead-based paint programs are integrated into housing policies and procedures due to the incorporation of testing and remediation of lead hazards through the City's housing rehabilitation program and Section 8 HCV program. The Housing Rehabilitation Supervisor in charge of the Rehabilitation Loan Program is a certified as a lead-based paint inspector and risk assessor with the California Department of Public Health. The City also distributes information on lead-based paint to participants in the Section 8 HCV program, HOME tenant-based rental assistance program, and the Rehabilitation Loan Program. In addition, the City specifically prohibits contractors that participate in City housing programs from using lead-based paint in their work.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

On an ongoing basis, the City of Napa addresses poverty broadly both through City programs and in collaboration with other governmental agencies and local service providers. The City's affordable housing policies, discussed elsewhere in this Consolidated Plan and in the City's 2023-2031 Housing Element, assist in providing affordable housing to lower-income households. For many households with incomes and or below the poverty level, affordable housing is a necessary first step in overcoming poverty because households experiencing high housing cost burden, overcrowding, or other unstable living environments are often unable to overcome poverty without first securing suitable housing. Napa's ongoing economic development efforts, including the Business Concierge program that provided direct support services to 20+ businesses in 2023/24, monthly Business Alliance partnerships with the Solano-Napa Small Business Development Center (SBDC), Napa Valley College, Napa Chamber of Commerce, and the Workforce Alliance of the North Bay (WANB), help to stimulate economic expansion and job growth, potentially providing employment opportunities that will serve as a means for local households to earn incomes sufficient to overcome poverty. In addition to programs and policies that are implemented by City agencies, the City of Napa addresses poverty through close coordination with governmental and nonprofit service agencies that provide permanent supportive housing or services that address barriers to overcoming poverty. Key partners include the Housing Authority of the City of Napa, the Napa County Housing and Homeless Services Division, Napa Valley Community Housing (which manages 506 homes on 19 properties serving nearly 1,900 children, families, agricultural workers, seniors, and veterans), and organizations such as Catholic Charities' Rainbow House Family Shelter, On The Move, and the NEWS domestic violence shelter. Relevant services available through other governmental or non-profit agencies include job training, assistance with finding employment, low- or no-cost childcare, life skills training, mental health services, and drug and alcohol counseling, as detailed in sections MA-30 and MA-35 of the Consolidated Plan. The City leverages multiple funding sources for these efforts, including its Affordable Housing Impact Fee Fund (with approximately \$6.9 million available by June 30, 2024), One Percent TOT for Affordable and Workforce Housing Fund (with approximately \$3.9 million available), and State Permanent Local Housing Allocation Fund.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Napa's affordable housing plan is a critical component of the City's comprehensive poverty reduction strategy because households experiencing high housing cost burden, overcrowding, or other unstable living environments are often unable to take steps to overcome poverty without first securing suitable affordable housing. The City coordinates affordable housing efforts and poverty-reducing initiatives through close collaboration with governmental and nonprofit service agencies that assist people experiencing homelessness or at risk of homelessness, implementing policies that provide for permanent supportive housing through the County's Coordinated Entry System, and supporting economic development efforts that stimulate job growth, connection to vocational training and provide employment opportunities. The City and partner agencies that

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serve low-income households and homeless individuals and families provide cross-referrals to ensure that residents are aware of all available services including job training, assistance with finding employment, low- or no-cost childcare, life skills training, mental health services, treatment options for substance use disorders, as well as potential affordable housing opportunities.

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SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Napa monitors subrecipients to ensure compliance with federal regulations and program standards. Subrecipients must maintain complete client documentation, including income verification and demographic data, to meet HUD requirements. Quarterly performance reports certify service delivery to low and moderate income persons, with detailed breakdowns by income, race, and ethnicity. The City establishes measurable performance standards and outcome targets aligned with Consolidated Plan goals and HUD's performance measurement framework. Quarterly reports document progress toward these objectives.

The CDBG Citizens' Advisory Committee uses performance data to inform annual funding allocation decisions, ensuring resources target effective activities. Beyond self-reporting, City staff conducts annual monitoring through on-site reviews. These reviews verify compliance with federal regulations, environmental review requirements, fair housing obligations, and Section 3 requirements. Staff assess fiscal management, internal controls, client eligibility, and performance against established outcomes.

A formal corrective action process addresses identified deficiencies with written findings, corrective action plans, and follow-up monitoring. City staff offers technical assistance to remediate any corrective action. This approach ensures program integrity and supports accurate performance data in the CAPER.

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

During the five-year Consolidated Plan period (FY 2025–2029), the City of Napa anticipates receiving approximately \$3 million in Community Development Block Grant (CDBG) entitlement funds from the U.S. Department of Housing and Urban Development (HUD), averaging an annual allocation of approximately \$591,000. These funds will be used to support a range of eligible housing, public services, and community development activities that benefit low- and moderate-income residents and neighborhoods.

In addition to CDBG, the City expects to leverage several other funding sources to address local housing and community development needs, including:

- Affordable Housing Impact Fee Fund – Generated from developer fees and dedicated to supporting affordable housing development and preservation;
- One Percent Transient Occupancy Tax (TOT) for Affordable and Workforce Housing – A dedicated local revenue stream used to support new affordable housing initiatives;
- Permanent Local Housing Allocation (PLHA) – State funding to support housing-related activities such as production, preservation, and supportive services;
- HOME Investment Partnerships Program (HOME) – Administered in partnership with Napa County, to support affordable housing development and rehabilitation;
- Section 8 Housing Choice Vouchers (HCVs) – Administered by the Housing Authority of the City of Napa, providing rental assistance to extremely low-income households;
- General Fund Contributions – Staff time and discretionary funds used to support housing, homelessness services, and public

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infrastructure improvements;

· Other State and Federal Programs – Including potential grants from CalHFA, HCD, and other competitive sources, such as ESG, Homekey, or Low-Income Housing Tax Credits.

Despite this diverse range of funding mechanisms, insufficient funding levels remain a critical challenge. The identified needs for increased affordable housing production, homelessness response, and infrastructure upgrades, exceeds available funding. Local agencies and partners continue to collaborate on maximizing leverage and aligning investments, but funding shortages continue to be the most significant barrier to fully meeting the housing and community development goals outlined in this Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	597,112	47,079	0	629,291	2,576,764	Expected amount of Year 1 for actual Fiscal Year 2025-2026 CDBG allocation, including estimated current year program income and total reprogrammed funds. Expected amount for years 2 through 5 based on allocation and estimated program income for Year 1

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	Public-State	Acquisition Housing Other	334,000				1,336,000	PLHA - This funding source was created by legislation adopted by the State of California in 2017, providing formula and competitive grants to help cities and counties address housing needs. Expected amounts shown reflect the City's projected allocation from formula grants
Other	Public-Local	Acquisition Admin and Planning Housing Other	9,500,000			9,500,000	5,800,000	This fund was created in Fiscal Year 2018-2019 based on a voter approved measure which assesses a one percent transient occupancy tax on lodging revenues for Affordable and Workforce Housing. Approximately \$9.5M will be available as of June 30, 2025. Approximately 3.7 M of this funding is reserved for loans.

Table 52 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of

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how matching requirements will be satisfied

Many of the activities that the City of Napa intends to fund through the Community Development Block Grant (CDBG) program require supplemental financing from other public and private sources. CDBG funds are allocated to leverage local, state, and federal resources to maximize the impact of investments in public infrastructure, affordable housing, housing rehabilitation, emergency shelter operations, and community services.

Over the five-year Consolidated Plan period, the City plans to use CDBG funds to fill funding gaps in projects that could also be supported by:

- Local sources- such as the City's Affordable Housing Impact Fee Fund and One Percent TOT (Transient Occupancy Tax) for Affordable and Workforce Housing, which support development and preservation of housing for low- to moderate-income households;
- State funds- including the Permanent Local Housing Allocation (PLHA) and program income from CalHome, used for housing rehabilitation and first-time homebuyer assistance;
- Federal sources- such as the HOME Investment Partnerships Program, primarily administered through Napa County, which supports affordable housing construction and acquisition;
- Private sector investments and nonprofit contributions- These funds are usually assembled by affordable housing developers for development projects with multiple funding layers.

For housing rehabilitation, the City operates a loan and grant program funded by both CDBG and CalHome program income. While these sources are not typically co-mingled at the project level, they are used concurrently to serve different income tiers. This allows the City to maximize the number of households served and reduce the long-term costs of housing maintenance and displacement.

Affordable housing development projects funded with CDBG often serve as a component of a larger funding mix, including federal Low-Income Housing Tax Credits (LIHTC), PLHA, HOME, and local gap financing from the Affordable Housing Impact Fee Fund. These projects frequently involve public-private partnerships, and CDBG funds are essential in improving site readiness, infrastructure, or service access.

The One Percent TOT is designed to support housing for households earning up to 120% of the Area Median Income (AMI). While

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this funding extends beyond HUD's CDBG income eligibility threshold, it is often used in mixed-income projects where CDBG can support low- and moderate-income units within a broader development.

The City does not currently receive federal grants with formal matching requirements under CDBG. However, the City's strategy emphasizes leveraging all available resources, and matching is met on a project-by-project basis through developer contributions, local funding, and layered financing when applicable.

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If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Napa continues to evaluate City-owned properties to determine their suitability for affordable housing development. One such property is located on D Street, where the City previously acquired right-of-way for the Vine Trail. A portion of this right-of-way may not be needed for the trail, and the City is assessing its potential for affordable housing.

In addition, the City is entering a Purchase and Sale Agreement for a City-owned parking lot on Clay Street. This parcel was originally acquired using Neighborhood Development Program funds, and per federal closeout requirements, proceeds from any future sale must return to the CDBG program. The sale is anticipated to occur before 2035, with potential reinvestment into affordable housing.

Beyond these two sites, the Housing Element outlines a formal policy, Program H2-2.2: Conversion of Publicly Owned Lands for Housing, committing the City to review publicly owned and institutional lands for residential, mixed-use, or affordable housing development. Actions include, applying the Affordable Housing Overlay zoning district to viable sites. Issuing Requests for Proposals for housing development, offering incentives such as permit streamlining and priority processing, and completing an initial review of publicly owned lands by 2026, with ongoing implementation through 2031.

This policy establishes a quantified objective of creating at least 22 affordable units through the conversion of public land during the 6th Housing Element cycle.

Discussion

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2025	2029	Affordable Housing Non-Homeless Special Needs		Affordable Housing	CDBG: \$431,595.00	Homeowner Housing Rehabilitated: 12 Household Housing Unit
2	Emergency shelter services	2025	2029	Homeless		Homeless Services	CDBG: \$61,792.00	Homeless Person Overnight Shelter: 294 Persons Assisted
3	Outreach/referral for racial/ethnic minority group	2025	2030	Affordable Housing Homeless Non-Homeless Special Needs		Homeless Services	CDBG: \$25,443.00	Homeless Person Overnight Shelter: 47 Persons Assisted
4	Fair housing activities	2025	2030	Non-Homeless Special Needs Non-Housing Community Development		Community Development	CDBG: \$13,085.00	Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted
5	Improvements to City facilities & parks	2025	2029	Non-Housing Community Development		Community Development	CDBG: \$25,000.00	

Table 53 – Goals Summary

Goal Descriptions

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1	Goal Name	Housing Rehabilitation
	Goal Description	Provide housing rehabilitation assistance to low-income homeowners and renters for maintenance, rehabilitation, and accessibility modifications. This could include rehabilitation assistance for owners of mobile homes and other homeowners, assistance for rehabilitation and maintenance projects at non-profit affordable housing developments, and accessibility modifications for low-income homeowners and renters, among other activities.
2	Goal Name	Emergency shelter services
	Goal Description	Provide financial support toward operation of emergency shelters. This goal is consistent with the City's recent use of CDBG funds to support the South Napa Shelter and Rainbow House.
3	Goal Name	Outreach/referral for racial/ethnic minority group
	Goal Description	Ensure comprehensive outreach to and referral for racial and ethnic minority groups, including the City's sizable Latino/Hispanic population with limited English proficiency, to ensure that service providers are aware of needs among residents belonging to various racial and ethnic minority groups and that all eligible residents are able to access housing and community development programs and resources.
4	Goal Name	Fair housing activities
	Goal Description	Support outreach and training on fair housing issues, as well as counseling on tenant/landlord issues to resolve disputes and prevent displacement. The City of Napa has addressed this goal during prior Consolidated Plan planning periods by supporting Fair Housing Napa Valley and anticipates continuing this support during the 2020-2025 planning period.
5	Goal Name	Improvements to City facilities & parks
	Goal Description	Undertake improvements to City of Napa facilities and City parks, including the senior center and City recreational facilities, to provide contemporary ADA accessibility and other improvements to meet community needs.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Napa has allocated CDBG funding to four projects during the 2025-2026 Fiscal Year, as summarized in Table 3 below. Funding allocated to CDBG administration will provide support to City staff to administer and monitor grants and to prepare CDBG reporting documents. The public services project included in the table below encompasses fair housing services, operational support for the Rainbow House Emergency Shelter, housing navigation services through On The Move’s housing stabilization program, a bilingual (Spanish/English) counselor at NEWS Domestic Violence and Sexual Abuse Services, and outreach for the Hispanic community. Housing Rehabilitation will provide low- and moderate-income households in Napa with funding for accessibility modifications and needed repairs to housing units. Non-Profit Capital improvements will be made at a transitional housing project owned by Mentis and to the new headquarters for Puertas Abiertas Community Resource Center.

Projects

#	Project Name
1	CDBG Administration
2	Public Services
3	Housing Rehabilitation
4	Non-Profit Capital Improvement

Table 54 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Napa determined allocation priorities based on information presented in the Consolidated Plan along with insights staff learned regarding evolving community needs over the past year. In addition, the City considered the level of resources available from the CDBG program and the potential to leverage these funds to support a range of activities, along with the availability of additional funding sources to address various needs. The allocation priorities in the First Year Annual Action Plan are consistent with priorities outlined in the Consolidated Plan.

A shortage of funding is expected to constitute the primary obstacle to addressing underserved needs in Napa. As shown in the Strategic Plan portion of the Consolidated Plan, the City of Napa has identified 22 goals for the 2025-2030 Consolidated Plan planning period but does not

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anticipate having the funding necessary to allocate resources toward each of these goals. However, the City continues to search for additional funding sources to support housing and community development goals and apply for funding as appropriate.

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AP-38 Project Summary

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Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
CDBG Administration		Housing Rehabilitation, Emergency Shelter Services, Outreach/Referral for racial/ethnic minority groups, fair housing activities	Affordable Housing, Homeless Services, Community Development	\$120,238	General management, oversight, monitoring, environmental review, accounting, fair housing activities, and coordination of all CDBG programs	6/30/2026	60 households to receive fair housing counseling and landlord/tenant mediation from Fair Housing Napa Valley.	City Wide	See description

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Public Service		<p>Emergency Shelter Services</p> <p>Outreach/referral for racial/ethnic minority groups</p> <p>Fair Housing Activities</p> <p>Homeless prevention</p>	Homeless Services, Community Development	\$94,394	All Public Services approved for the 2025 Annual Action Plan: Catholic Charities' Rainbow House Family Shelter, NEWS, Puertas Abiertas, and On the Move	6/30/2026	<p>20 Families experiencing homelessness served at the Catholic Charities Rainbow House Family Shelter</p> <p>40 survivors of domestic violence and their families served by a bilingual counselor at NEWS</p> <p>3,500 households with free referrals, education programs, social services, immigration guidance, citizenship classes, senior support groups, and counseling survivors of domestic violence and their families through the Promotoras Program.</p> <p>40 Individuals receive housing</p>	Citywide.	<p>Provide operation support to Catholic Charities for the Rainbow House Family Shelter.</p> <p>Provide funding for a bilingual counselor at the NEWS domestic violence shelter.</p> <p>Provide funding for housing navigation for rental assistance through the On The Move's Housing Stabilization Program.</p> <p>Provide funding for the Promotoras Program outreach through Puertas Abiertas Community</p>
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							navigation support.		Resource Center.
Housing Rehabilitation		Housing Rehabilitation	Affordable Housing	292,980	Rehabilitation of housing.	6/30/2026	It is estimated that this activity will benefit 12 households with incomes at or below 80% of AMI. Households that benefit from this activity are expected to include seniors, households in need of accessibility improvements, and other households in need of accessibility improvements, and other households in need of necessary home repair.	Citywide	Housing Rehabilitation for low-income households.

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<p>Non-Profit capital improvement projects</p>		<p>Non-profit capital improvement projects</p>	<p>Community Development</p>	<p>93,576</p>	<p>Capital improvements and repairs to transitional housing that serves disabled households operated by Mentis.</p> <p>Capital improvements to Puertas Abiertas Community Resource Center</p>	<p>6/30/2026</p>	<p>It is estimated that 6 households will benefit at the transitional housing project.</p> <p>It is estimated that 3,500 people will be served at this site upon completion of the improvements.</p>	<p>Mentis – Transitional Housing located on Yajome Street in Napa.</p> <p>Puertas Abiertas – 305 Soscol Avenue</p>	<p>Repair Transitional Housing home for Mentis.</p> <p>Roof repairs, ADA improvements, and flooring improvements to Puertas Abiertas facility.</p>
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Project Summary Information

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Napa does not allocate CDBG funds based on geographic priority areas. To the extent that activities funded through CDBG serve a particular geographic area, these activities are located in lower-income Census Tracts, according to CDBG regulations (i.e. low/moderate income area benefit). In recent years, these types of activities have consisted of improvements to sidewalks and parks in low-income Census tracts. In addition, Napa allocates funds to organizations that provide housing and services to low- and moderate-income persons based on CDBG program regulations (low/moderate income limited clientele). This has included funding allocated to facilities and organizations providing services to homeless individuals and victims of domestic violence, child facilities, as well as to support fair housing activities.

Geographic Distribution

Target Area	Percentage of Funds

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section specifies goals for the number of households to be provided with affordable housing due to City of Napa CDBG expenditures within the Fiscal Year 2025-2026 by household type and type of activity. Per HUD guidelines, this section does not include the provision of emergency shelter, transitional shelter or social services.

The First Year Action Plan allocates funding to provide households with affordable housing through housing rehabilitation, as discussed in sections AP-35 and AP-38. The City’s housing rehabilitation activities provide low- and moderate-income households with funding to complete needed home repairs and accessibility modifications, allowing these households to remain in their homes.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	12
Special-Needs	0
Total	12

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	12

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

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AP-60 Public Housing – 91.220(h)

Introduction

This section is not applicable; the City of Napa does not own or operate any public housing units.

Actions planned during the next year to address the needs to public housing

This section is not applicable; the City of Napa does not own or operate any public housing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

This section is not applicable; the City of Napa does not own or operate any public housing units.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

This section is not applicable; the City of Napa does not own or operate any public housing units.

Discussion

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Napa participates in the Napa County Continuum of Care, which coordinates housing and supportive services to assist homeless individuals and families in securing permanent housing. The City's First Year Annual Action Plan supports the Continuum of Care's activities to address homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Napa addresses homelessness on an ongoing basis in coordination with the Napa City-County Continuum of Care. As a part of these efforts, the City of Napa holds contracts for and seeks out funding to support a variety of street outreach, intervention, and prevention and diversion programs. Napa's one-year goals and projects specified in the Fifth Year Annual Action Plan support these efforts by providing operational support to the Catholic Charities' Rainbow House Family Shelter, which offers outreach, assessment, and referral to households experiencing homelessness. In addition, the Fifth Year Annual Action Plan includes funding for a Spanish-speaking counselor at the NEWS domestic violence shelter. The City continues to utilize General Fund money to leverage support for operational expenses of the South Napa Shelter and operates the North Napa Center as a secondary shelter through the Encampment Resolution Funding Grant.

Addressing the emergency shelter and transitional housing needs of homeless persons

The First Year Annual Action Plan allocates funding to provide support to the Catholic Charities' Rainbow House Family Shelter and NEWS domestic violence shelter, both of which support the City's ongoing efforts to address emergency and transitional housing needs in Napa. The City of Napa also engages in ongoing activities to address the emergency shelter and transitional housing needs of homeless persons through participation in the Continuum of Care and by maintaining close networks with agencies that provide emergency and transitional housing to Napa residents. Additionally, the City ensures that local policies facilitate the development of emergency and transitional housing. Furthermore, the City, Housing Authority, and County have worked with outside consultants to redesign the community's homeless system in order to implement national best practices including a housing-focused approach. The changes to the system began implementation in Fiscal Year 2017-2018 and have continued to evolve into an operational model. The changes implemented to date include a new homeless shelter system operator, 24-hour services at the South Napa Shelter, a change of location for the family homeless shelter, enhanced case management, a new vision for the street outreach and intervention teams, the opening of a non-congregate homeless shelter, and consolidated and easier access to services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the

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transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Along with the City of Napa, there are a number of agencies in and near Napa that provide assistance to help homeless persons make the transition to permanent housing, as detailed in section MA-30 of the Consolidated Plan. The City engages in ongoing coordination with these agencies, in part through participation in the Napa County Continuum of Care.

This Annual Plan allocates funding to the Catholic Charities' Rainbow House Family Shelter, On The Move, and NEWS domestic violence shelter, all three agencies provide services to assist individuals and households transition from homelessness to permanent housing. The City's ability to further support services for people transitioning from homelessness is somewhat limited by funding constraints, including the CDBG program's 15 percent cap on public services spending. However, as described above, the City, Housing Authority, and County have redesigned the community's housing and shelter system to shorten shelter stays, increase the number of homeless households leaving shelters for permanent housing, and increase households' capacity to remain in their housing, focusing on prevention before homelessness occurs.

In addition to services that are tailored specifically for households transitioning from homelessness, access to affordable housing is critical in ensuring homeless individuals and families transition from homelessness. Although Napa's First Year Annual Action Plan does not allocate CDBG funds to support the construction of new affordable units, the City uses its Affordable Housing Impact Fee Fund, One Percent TOT for Affordable and Workforce Housing, and other funding sources to provide financial support to affordable developments. In the Fiscal Year 2024-2025, the City completed one new permanent supportive housing project that provides 44 units to low-income households placed through the County's Coordinated Entry System. In Fiscal Year 2023-2024, a 54-unit permanent supportive housing project assisting low-income households became available for occupancy. Both projects require precise coordination between the developer, City, Housing Authority, County, funders, and service providers. In Fiscal Year 2024-2025, the City completed an additional housing project that provides 90-units to households.

Napa also ensures that City ordinances and policies are designed to facilitate affordable housing production and remove constraints to the development of affordable housing. Programs to address the City's affordable housing needs are discussed in greater detail elsewhere in the Consolidated Plan and in the City's Housing Element.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from

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publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City implements a number of policies and programs to provide access to affordable housing, which is essential to prevent homelessness among at-risk households, as detailed elsewhere in this document and in the City's Housing Element. Ongoing actions that the City of Napa engages in to provide access to affordable housing include, but are not limited to:

- Operating the Section 8 HCV program through the HACN;
- Providing rental assistance through the HACN Family Unification Program, which can be used by youth aging out of foster care and by families at-risk of losing their children due to lack of housing or risk of homelessness;
- Adopting land use and other regulations that support the development of affordable housing, emergency shelters, transitional housing, and permanent supportive housing; and
- Providing financial support for affordable housing activities, including using available funding sources to provide financial support to assist in the development of new affordable housing and housing for at-risk populations or populations with special needs.
- The City has launched a pilot diversion and prevention program to assist with stabilizing households to prevent homelessness and or reducing the amount of time a client experiences homelessness if they can be connected with stable housing resources.

Many extremely low-income and special needs households may require specific services to avoid becoming homeless. Sections MA-30 and MA-35 of the Consolidated Plan detail services available to households in Napa that are at risk of becoming homeless, many of which are supported in part through coordination between the City and other organizations. In addition, the First Year Annual Action Plan allocates funding to support fair housing activities, which can assist in preventing wrongful evictions and discriminatory housing practices that could result in homelessness. A shortage of funding constitutes the primary barrier to helping low-income individuals and families to avoid becoming homeless.

Discussion

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Napa engages in ongoing efforts to ensure that local policies generally support the production of both market-rate and affordable housing and remove constraints to residential investment. In accordance with State law, the City of Napa adopted a Housing Element Update in early 2023 that details how the jurisdiction will plan for affordable housing, including an analysis of public policies that serve as barriers to affordable housing and specific actions that the City will take to remove any barriers. The City's Housing Element has been approved by the State of California Department of Housing and Community Development (see Section MA-40 of the Consolidated Plan). The Housing Element includes actions that the City will take to further support affordable housing through City policies, as discussed below.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Napa's 2023-2031 Housing Element includes the following programs to remove barriers to the provision of new and rehabilitated affordable housing:

- Identification of 86 sites to meet Napa's Regional Housing Need Allocation (RHNA) goal of 2,669 new units for the planning period (which includes 1,806 units for extremely low to moderate income households). The Housing Element indicates these 86 sites have a combined development capacity of over 3,500 housing units (32% over RHNA).
- Adoption of the Napa 2040 General Plan, which designated numerous additional mixed-use sites that allow for multifamily housing.
- Increase in residential density allowances throughout the City to encourage residential development.
- Zoning and Municipal Code amendments to implement new mixed-use development standards outlined in the General Plan

Numerous additional policies and programs in the City of Napa's Housing Element work together to reduce barriers to affordable housing.

During the planning period of this plan, the City will reassess potential barriers to affordable housing and strategies to address any barriers as part of the Housing Element Update for the 2032-2039 Housing Element planning period.

Discussion:

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AP-85 Other Actions – 91.220(k)

Introduction:

The City of Napa uses a number of strategies to address the affordable housing, homeless, and community development needs identified in the Consolidated Plan. This section provides an overview of the City's ongoing activities and planned future actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between housing providers and social service agencies.

Actions planned to address obstacles to meeting underserved needs

As discussed in section AP-35 above, a shortage of funding for affordable housing, homeless services, and community development activities is the primary obstacle to meeting underserved needs in Napa. The City of Napa actively pursues federal, state, local, and private funding sources to address underserved needs, and will continue to explore new and existing funding sources during the planning period and in subsequent years.

Actions planned to foster and maintain affordable housing

The City of Napa has a number of policies already in place and additional planned actions to foster and maintain affordable housing during the 2025-2026 Fiscal Year as well as in subsequent years. Ongoing and planned future actions to support the development and preservation of affordable housing are detailed in the City's 2023-2031 Housing Element and throughout the 2025-2035 Consolidated Plan. These actions include, but are not limited to:

Identification of sites for affordable housing, including sites zoned to densities sufficient to make affordable housing development feasible;

Providing Section 8 HCVs to low-income households through the Housing Authority;

Efforts to ensure that City zoning regulations and other policies support the development of affordable and special needs housing;

Collecting impact fees for market-rate residential and nonresidential development and a One Percent TOT for Affordable and Workforce Housing, which the City uses to support future affordable housing activities;

Monitoring properties with affordability restrictions to determine when restrictions are set to expire and working with property owners to maintain affordability;

Implementation of the City's Condominium Conversion Ordinance, which prevents the conversion of rental units when there is a shortage of rental housing; and

Providing financial assistance to support the development and preservation of affordable housing

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and housing for households with special needs.

While Napa does not plan to use CDBG funds to support the construction of new affordable housing units during the 2025-2026 Fiscal Year, the City does intend to use other available resources to support the development of affordable housing. The City expects to have approximately \$8.1 million in its Housing Impact Fee Fund by June 30, 2025, approximately \$7.1 million of which is reserved for loans to support affordable housing in Napa. The City also anticipates having approximately \$9.5 million available from its One Percent TOT for Affordable and Workforce Housing by June 30, 2025, approximately \$3.7 million of which is reserved for loans to support affordable and workforce housing in Napa. As additional revenues accrue to the City from these and other sources, the City will make these funds available to support affordable housing activities, including new construction and preservation, on an ongoing basis.

The City's Housing Impact Fee revenues depend on Napa construction activity, while the One Percent TOT Fund funding from local hotels is affected by spending at local hotels, both of which are somewhat dependent on local economic activity. TOT funds were impacted by the COVID-19 pandemic and its economic effects on tourism and lodging. While construction may not be as affected in the near term, Napa can expect a decrease in construction activity due to ongoing economic volatility, reducing demand for new commercial space and market-rate residential units. Consequently, the City may collect less revenue than expected until economic conditions improve.

As shown throughout the Consolidated Plan, the City continues to apply CDBG funds to support housing rehabilitation for low- and moderate-income households during the 2025-2026 Fiscal Year and in future years. The City's Housing Rehabilitation Program helps to preserve existing units and allows low- and moderate-income households to remain in their homes.

Actions planned to reduce lead-based paint hazards

As discussed in section SP-65 of the Consolidated Plan, Napa operates a Lead Based Paint Abatement Program as part of the City's Rehabilitation Loan Program. The First Year Annual Action Plan will continue to implement housing rehabilitation activities, as discussed in sections AP-35 and AP-38 above, and the Lead Based Paint Abatement Program will continue to be incorporated into City-funded housing rehabilitation activities. All low- and moderate-income residents of Napa are eligible for the program and lead based paint testing.

Actions to address lead-based paint programs are integrated into housing policies and procedures due to the incorporation of testing and remediation of lead hazards in the City's Housing Rehabilitation Program and the HACN's Section 8 HCV program. The City's Housing Rehabilitation Supervisor, who oversees the Housing Rehabilitation Program, is certified as lead-based paint inspectors and risk assessors with the California Department of Public Health. The City also distributes information on lead-based paint to participants in the HACN's Section 8 HCV program and Housing Rehabilitation Loan program. In addition, the City specifically

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prohibits contractors that participate in City housing programs from using lead-based paint in their work.

Actions planned to reduce the number of poverty-level families

The Annual Plan allocates funding for the Catholic Charities' Rainbow House Family Shelter, On The Move, and the NEWS domestic violence shelter, all three agencies provide services to families in crisis. Services provided at these facilities include counseling, assistance with finding employment, and other services to help families to exit from homelessness.

The City of Napa addresses poverty through affordable housing policies and economic development efforts, aiming to provide stable living environments and job opportunities for low-income households.

In addition to programs and policies that are implemented by City agencies, the City of Napa addresses poverty through close coordination with governmental and nonprofit service agencies that provide permanent supportive housing and services that address barriers to overcoming poverty. Relevant services available through other governmental or non-profit agencies include job training, assistance with finding employment, low-cost or subsidized childcare, life skills training, mental health services, and drug and alcohol counseling, as detailed in sections MA-30 and MA-35 of the Consolidated Plan. The City and other agencies that serve low-income households and homeless individuals and families provide cross-referrals to ensure that residents are aware of all available services and potential housing opportunities.

Actions planned to develop institutional structure

The City of Napa engages in ongoing internal coordination and coordination with other agencies to address affordable housing, homeless, and community development needs in the City, and will continue this coordination during Fiscal Year 2025-2026 and in subsequent years. The institutional structure that addresses these needs is described in detail in section SP-40 of the Consolidated Plan. Key agencies in the institutional structure include the City of Napa, the Housing Authority of the City of Napa, the Napa County Housing and Homeless Services Division, affordable housing providers, homeless service providers, agencies that offer housing and supportive services to formerly homeless individuals and families and those at risk of homelessness, and other health and social service agencies.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Napa continues to participate in the Napa County Continuum of Care, which serves a

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critical role in coordinating services between public agencies, affordable housing providers, and social service agencies. Representatives from the Napa Police Department and the Housing Authority of the City of Napa plan to continue to serve on the Continuum of Care Governing Board to further these efforts. In addition, on an ongoing basis the City of Napa works with affordable housing developers to construct and manage affordable housing in the City and with County agencies and nonprofit service providers to provide social services to residents. The City will continue to support these entities to address affordable housing, homeless services, and community development goals during the Fiscal Year 2025-2026.

Additionally, as described in AP-65, the City, County and Housing Authority continue to work to redesign the community's homeless system to incorporate a housing focus and implement national best practices to shorten shelter stays and increase the number of households moving from homelessness into permanent housing.

Discussion:

The City of Napa has standard procedures in place to monitor subrecipients. All subrecipients are required to maintain documentation of clients benefiting from activities funded through the CDBG program. Subrecipients remit Quarterly Performance reports to the City in which they certify that low- and moderate-income persons are being served. The Quarterly Performance Reports provide the number of persons served by income level, race and ethnicity. The City also requires that the subrecipients in public service set quantifiable goals for their unique service. The unique goals are also reported on the Quarterly Performance Report and staff works with subrecipients when the goals are not achieved. The reporting of the levels of achievement also assists the CDBG Citizens' Advisory Committee in making future funding decisions. In addition to self-reporting of programs funded by CDBG, City staff performs annual risk assessment and monitoring of subrecipients. Staff verifies that applicable laws and regulations are being followed in addition to monitoring for performance, internal controls, and compliance with eligibility requirements. Problems or weaknesses are noted, and City staff works with subrecipients to resolve any issues in a timely manner.

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Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

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Appendix - Alternate/Local Data Sources

1	<p>Data Source Name Housing Authority of the City of Napa Database</p> <p>List the name of the organization or individual who originated the data set. Housing Authority of the City of Napa</p> <p>Provide a brief summary of the data set. The Housing Authority database includes information on current recipients of Section 8 Housing Choice Vouchers and households that are on the waiting list for vouchers.</p> <p>What was the purpose for developing this data set? The database was required to maintain records on people currently receiving Housing Choice Vouchers and people on the waiting list.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The database has a record for every household currently receiving Section 8 and every household on the waiting list.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? This data set is up-to-date as of March 2025</p> <p>What is the status of the data set (complete, in progress, or planned)? The data set is complete as of when it was used for the Consolidated Plan, but is continually updated to reflect ongoing changes.</p>
2	<p>Data Source Name DQNews.com California Home Sale Activity by City</p> <p>List the name of the organization or individual who originated the data set. DQNews.com</p> <p>Provide a brief summary of the data set. Using data from county assessors, the data set provides a median home sale prices and number of units sold in California cities and counties.</p> <p>What was the purpose for developing this data set? The data set was developed to provide information to the public on residential sale activity.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data are for all sales in the geographic area cited for the year identified for which a full price is known.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? Data available for this Consolidated Plan included annual reports from 2020-2024</p> <p>What is the status of the data set (complete, in progress, or planned)? Complete.</p>

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3	<p>Data Source Name RealFacts Market Overview</p> <p>List the name of the organization or individual who originated the data set. RealFacts, a private data vendor.</p> <p>Provide a brief summary of the data set. The data set provides information on rental rates for properties with 50 units or more</p> <p>What was the purpose for developing this data set? Data set was developed to provide data on rental trends to clients</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data are for all rental properties in the City of Napa with 50 units or more that participate in the RealFacts survey. This includes 16 properties with a total of 2,198 units built between 1962 and 2013.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? Data cover 2006 through the first quarter of 2014.</p> <p>What is the status of the data set (complete, in progress, or planned)? Complete.</p>
4	<p>Data Source Name Redfin.com Data Center</p> <p>List the name of the organization or individual who originated the data set. Redfin.com</p> <p>Provide a brief summary of the data set. Based on Redfin's database of home sale records, the data set provides information on home sale prices by unit type as well as other home sale trends.</p> <p>What was the purpose for developing this data set? The data set was developed to provide information to the public on home sale activity and trends.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data are for all sales within the geographic and unit type parameters set by the data user.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? Data are continually updated to reflect home sales as they occur.</p> <p>What is the status of the data set (complete, in progress, or planned)? Complete up to the date on which the data are accessed, but continually updated based on home sale activity.</p>
5	<p>Data Source Name 2017 Longitudinal Employer-Household Dynamics</p>

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	<p>List the name of the organization or individual who originated the data set.</p> <p>The Center for Economic Studies at the U.S. Census Bureau.</p>
	<p>Provide a brief summary of the data set.</p> <p>The data set provides public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p>
	<p>What was the purpose for developing this data set?</p> <p>The purpose of the data set is to provide state and local authorities with detailed local information about their economies to make informed decisions.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data cover 49 states, including California, as well as the District of Columbia and cover all employed persons with the exception of self-employed persons.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The LEHD data that this Plan uses as an alternate data source reflect employment patterns in 2017.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
6	<p>Data Source Name</p> <p>CoStar</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>CoStar</p>
	<p>Provide a brief summary of the data set.</p> <p>The CoStar data used in this Plan show rental rates among multifamily residential properties in the City of Napa, based on information in CoStar's property database.</p>
	<p>What was the purpose for developing this data set?</p> <p>CoStar is a private data vendor that makes information available on a fee basis, primarily for use by professionals in the real estate sector.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data capture information on all properties in CoStar's database that meet the parameters set by the user. While not all properties are included in CoStar's database and information on some properties in the database are incomplete, the data are intended to generally reflect trends among the selected property type in the selected geography.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The CoStar data used in this Plan reflect data from the third quarter of 2025. The data are continually updated.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete, though updated continuously to track current conditions.</p>