SUPPLEMENTAL REPORTS & COMMUNICATIONS I Office of the City Clerk

Board of Commissioners of the Housing Authority of the City of Napa Regular Meeting

June 20, 2017

FOR THE CITY COUNCIL OF THE CITY OF NAPA:

AFTERNOON SESSION:

5. ADMINISTRATION REPORTS:

<u>Item 5.A.</u> Stoddard West Apartments Project-Based Vouchers.

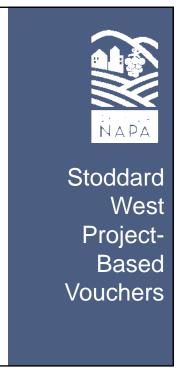
PowerPoint presentation by city staff.

6. PUBLIC HEARINGS/APPEALS:

<u>Item 6.A.</u> Housing Authority of the City of Napa FY 2017-18 and 2018-19 Budget Adoption.

PowerPoint presentation by city staff.

Board of Commissioners of the HACN Meeting 6/20/17 Supplemental I - 5.A. From: City Staff



Stoddard West Apartments Project

- Developer = Burbank Housing
- 50-units affordable family rental housing
- Competitively awarded CDBG funds
- Requesting 8 project-based vouchers





Project Location



Projected Financing Includes:

- \$2M CDBG loan
- \$2M County loan
- \$1M City loan (requested)
- \$2M Community Foundation
- \$1.5M Gasser Foundation
- \$3.2M traditional mortgage loan
- \$10.4M tax credit equity
- \$650K in-kind donation (Gasser)



Benefits of Project Based Vouchers

- Allows \$1.2M more in mortgage loan
- · Voucher holders guaranteed units
 - Total term = 30 years
 - High quality, new units
 - 7 units to households on waiting list
 - 1 unit for homeless household



Recommended Action

 Adopt resolution approving an award of 8 project-based vouchers to Burbank Housing Development Corporation for the Stoddard West Apartments Project



Board of Commissioners of the HACN Meeting 6/20/17 Supplemental I - 6.A. From: City Staff



Housing Authority of the City of Napa

Provide and administer affordable housing programs and services to qualified residents.



2

Housing Authority of the City of Napa

FY 2017-18 \$13,476,553



FY 2018-19



\$13,683,146

Major Changes include:

- Increased staff costs (7% in FY18 and 4% in FY19)
- Increased City cost allocation charges (101% in FY18)
- Decreased Federal Section 8 funding forcing utilization of reserves
- Home to Stay no longer administered by the Housing Authority



3

Section 8

FY 2017-18 \$12,286,064



FY 2018-19 \$12,468,977



Major Budget Changes

- Increase of \$47,600 (45%) to Transfers Out based on updated cost allocation methodology
- Addition of 17 VASH vouchers in 2018



4

Section 8 Reserves

	Administrative Reserves	Program Reserves
January 1, 2017	\$1,068,602	\$422,022
Estimated January 1, 2018	930,543	805,320
Estimated January 1, 2019	787,304	593,940

- Program Reserves are held by HUD
- Final HUD allocations not published as of June 20th
- Current administrative fees are prorated at 75%
- Evaluating voucher leasing strategies
- · Evaluating admin costs



5

Laurel Manor Fund

FY 2017-18 \$339,740

-39%

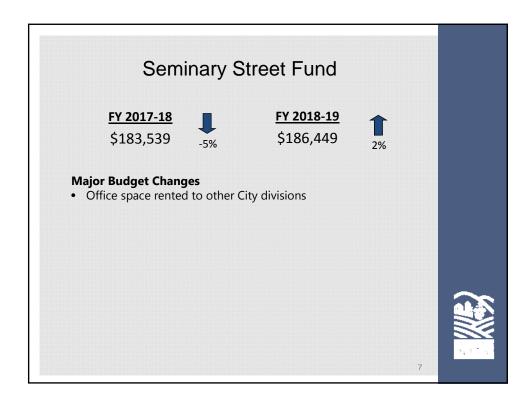
FY 2018-19 \$350,550

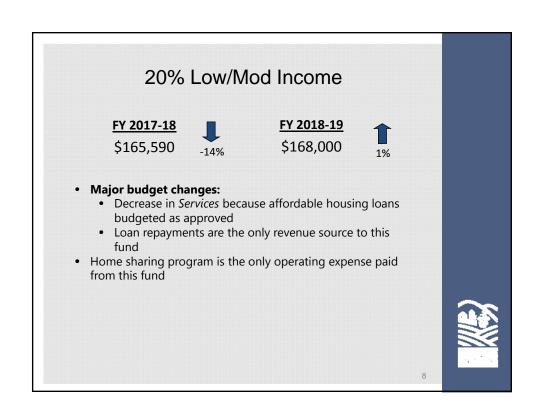


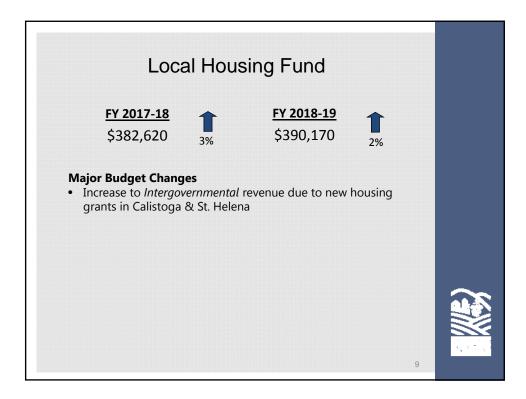
- Major budget changes:
 - Lower utility costs from recent efficiency improvements
 - Decrease in Capital Outlay due to completion of renovations
- · Fully occupied
- 12 below market rent (BMR) units
- Rents not projected to increase in the two year budget

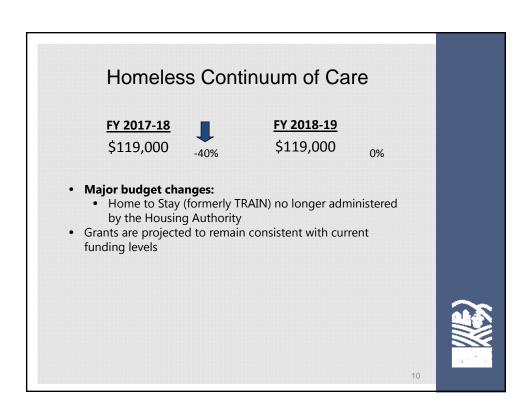


6









RECOMMENDATION

Adopt budget for FY 2017-18 and 2018-19



11

Questions?

