

**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**

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**FOR THE CITY COUNCIL OF THE CITY OF NAPA:**

**AFTERNOON SESSION:**

**5. ADMINISTRATION REPORTS:**

**Item 5.A. Stoddard West Apartments Project-Based Vouchers.**

- PowerPoint presentation by city staff.

**6. PUBLIC HEARINGS/APPEALS:**

**Item 6.A. Housing Authority of the City of Napa FY 2017-18 and 2018-19 Budget Adoption.**

- PowerPoint presentation by city staff.



## Stoddard West Project- Based Vouchers

### 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



FY 2017-18 and 2018-19  
Proposed Budget

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

FY17/18 and FY18/19  
Proposed Budget



Housing  
Authority of the  
City of Napa

June 20, 2017

Housing Authority of the City  
of Napa

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



# FY 2017-18 and 2018-19 Proposed Budget

## Housing Authority of the City of Napa

<b><u>FY 2017-18</u></b>	↓	<b><u>FY 2018-19</u></b>	↑
\$13,476,553	-0.4%	\$13,683,146	1.5%

### 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

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## Section 8

<b><u>FY 2017-18</u></b>	↑	<b><u>FY 2018-19</u></b>	↑
\$12,286,064	2%	\$12,468,977	1%

### Major Budget Changes

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

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# FY 2017-18 and 2018-19 Proposed Budget

## 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

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## Laurel Manor Fund

**FY 2017-18**

\$339,740



-39%

**FY 2018-19**

\$350,550



3%

- **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

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# FY 2017-18 and 2018-19 Proposed Budget

## Seminary Street Fund

FY 2017-18

\$183,539



-5%

FY 2018-19

\$186,449



2%

### Major Budget Changes

- Office space rented to other City divisions

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## 20% Low/Mod Income

FY 2017-18

\$165,590



-14%

FY 2018-19

\$168,000



1%

### Major budget changes:

- Decrease in *Services* because affordable housing loans budgeted as approved
- Loan repayments are the only revenue source to this fund
- Home sharing program is the only operating expense paid from this fund

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# FY 2017-18 and 2018-19 Proposed Budget

## Local Housing Fund

**FY 2017-18**

\$382,620



3%

**FY 2018-19**

\$390,170



2%

### Major Budget Changes

- Increase to *Intergovernmental* revenue due to new housing grants in Calistoga & St. Helena

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## Homeless Continuum of Care

**FY 2017-18**

\$119,000



-40%

**FY 2018-19**

\$119,000

0%

### Major budget changes:

- Home to Stay (formerly TRAIN) no longer administered by the Housing Authority
- Grants are projected to remain consistent with current funding levels

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# FY 2017-18 and 2018-19 Proposed Budget

## RECOMMENDATION

- Adopt budget for FY 2017-18 and 2018-19

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Questions?

