SUPPLEMENTAL REPORTS & COMMUNICATIONS I Office of the City Clerk

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

October 3, 2017

FOR THE CITY COUNCIL OF THE CITY OF NAPA:

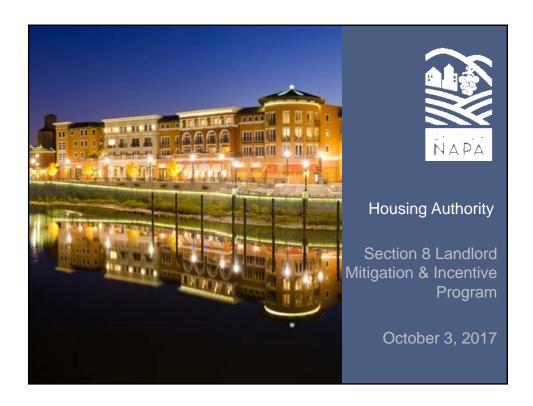
AFTERNOON SESSION:

6. ADMINISTRATION REPORTS:

<u>Item 6.A.</u> Section 8 Landlord Mitigation and Incentive Program.

PowerPoint presentation by city staff.

Board of Commissioners of the Housing Authority of the City of Napa 10/3/17 Supplemental I - 6.A. From: City Staff



Section 8 Voucher Program

- 1,100 vouchers countywide
- Tenants find units on open market
- Section 8 certificates → vouchers 1994
 - · Lease between tenant & landlord
 - HUD damage payments eliminated
 - · Security deposits increased
 - Vouchers are portable nationwide



Local Environment

- Tight rental market (2% vacancy)
 - Market rents increasing faster than Section 8 rents
 - High competition for units
 - Fewer landlords participating
 - Section 8 lease-up rates falling
 - Perception Section 8 tenants higher risk



Explore Strategies

- · Examples from other housing authorities
- Focus group with landlords
- Goal = expand Section 8 housing opportunities
 - Not enough \$ to help everyone
 - Some people can find housing
 - Target program to those who need it



Landlord Mitigation & Incentive Program

- · Participants referred by Housing Authority
- Voucher holders must be either
 - Homeless; or
 - At-risk of homelessness
 - Includes voucher holders who:
 - Have to move
 - · Cannot afford current housing
 - · Have vouchers expiring soon



Housing Support Services

- Provided by Abode
 - Housing location
 - On-going tenant-landlord support
 - 24-hour landlord hot line
 - Help with security deposits



Incentive/Mitigation Components

- Landlord incentives
 - \$1K for new landlord
 - \$500 for each additional unit
 - Continuity & no-loss vacancy payments at unit turnover
- · Loss mitigation payments
 - Tenant-caused damages & unpaid rent
 - First 3 years of tenancy
 - Up to \$3.5K



Proposed Budget

- \$200K program budget
 - \$70K for Abode's housing services
 - Up to \$130K for incentives & risk mitigation funding
- Program funding sources:
 - Housing Authority \$144K
 - Redevelopment Successor Housing Agency -\$56K
- 75 participants



Recommended Action

- Adopt resolution:
 - Accepting funds from the City, as Successor Housing Agency for the Napa Community Redevelopment Agency;
 - Authorizing associated budget adjustments; &
 - Authorizing establishment & funding of Landlord Mitigation & Incentive Program

