

**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**

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

**AFTERNOON SESSION:**

**6. ADMINISTRATION REPORTS:**

**Item 6.A. Section 8 Landlord Mitigation and Incentive Program.**

- PowerPoint presentation by 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

