#### SUPPLEMENTAL REPORTS & COMMUNICATIONS I Office of the City Clerk

#### Board of Commissioners of the Housing Authority of the City of Napa Special Meeting

November 13, 2018

### FOR THE CITY COUNCIL OF THE CITY OF NAPA:

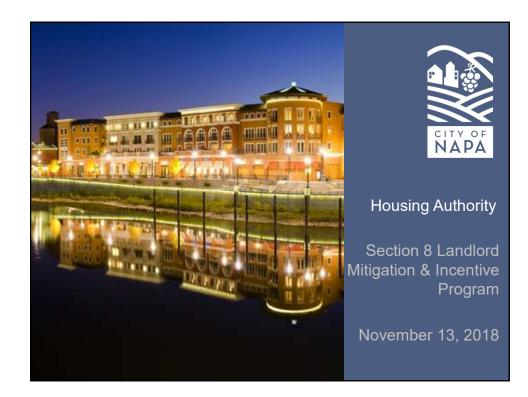
### AFTERNOON SESSION:

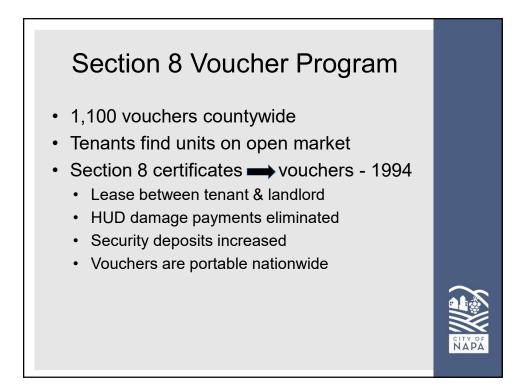
#### 5. ADMINISTRATION REPORTS:

Item 5.A. Section 8 Landlord Mitigation and Incentive Program.

• PowerPoint presentation by city staff.

Board of Commissioners of the Housing Authority of the City of Napa 11/13/18 Supplemental I - 5.A. From: City Staff





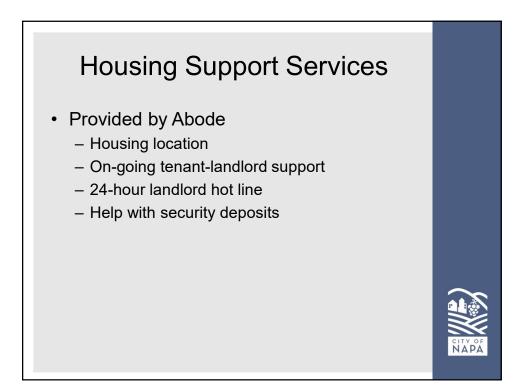
# Local Environment

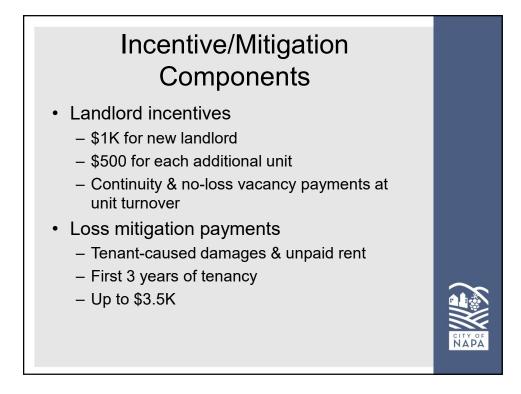
- Tight rental market (1% vacancy)
  - Market rents increasing faster than Section 8 rents
  - High competition for units
  - Fewer landlords participating
  - Section 8 lease-up rates falling
  - Perception Section 8 tenants higher risk

# Landlord Mitigation & Incentive Program

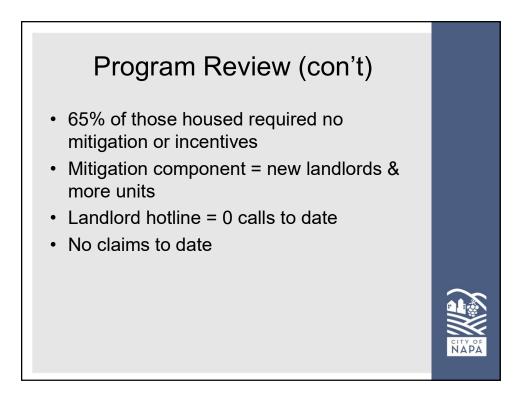
- Launched November 2017
- Participants referred by Housing Authority
- Voucher holders must be either
  - Homeless; or
  - At-risk of homelessness
  - Includes voucher holders who:
    - Have to move
    - Cannot afford current housing
    - Have vouchers expiring soon

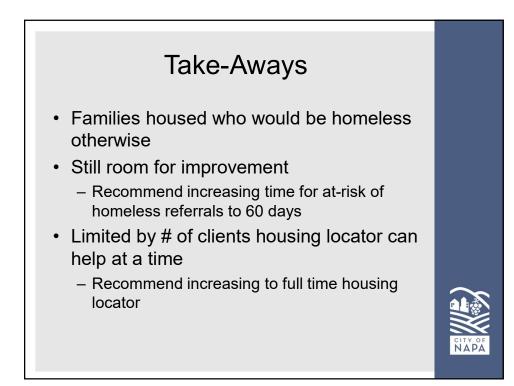










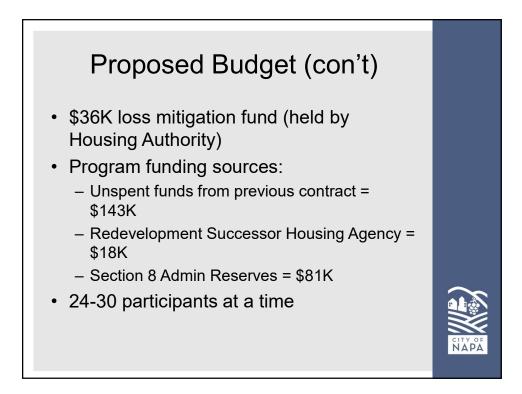




## Proposed Budget for Expanded Program

- RFP in July
  - 2 proposals received
  - Recommend contracting with Abode
- Proposed program budget = \$241K
- Abode contract includes = \$205K
  - \$116K for staffing (including 1 FTE housing locator)
  - \$49K for landlord incentives
  - \$40K for barrier removal





## **Recommended Actions**

- Adopt resolution:
  - Accepting funds from the City, as Successor Housing Agency for the Napa Community Redevelopment Agency;
  - Authorizing associated budget adjustments;
  - Approving amendments to the Section 8 Landlord Mitigation & Incentive Program Guidelines; &
  - Authorizing Executive Director to execute services agreement with Abode Services for the Section 8 Landlord Mitigation & Incentive Program

