SUPPLEMENTAL REPORTS & COMMUNICATIONS I Office of the City Clerk

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

February 18, 2020

AFTERNOON SESSION:

3. ADMINISTRATIVE REPORTS:

Item 3.A. Heritage House Apartments Project-Based Vouchers.
PowerPoint presentation by city staff.

Housing Authority Special Meeting 2/18/2020 Supplemental I - 3.A. From: City Staff





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What Are Project-Based Vouchers?

- Section 8 assistance tied to units
- Approximately 20% of all Section 8 units can be project-based
- Long term contract with owner
- Can be either competitively or noncompetitively awarded
- Current PBV contracts
 - Valley View Senior Homes
 - Stoddard West
 - Manzanita Family Apartments

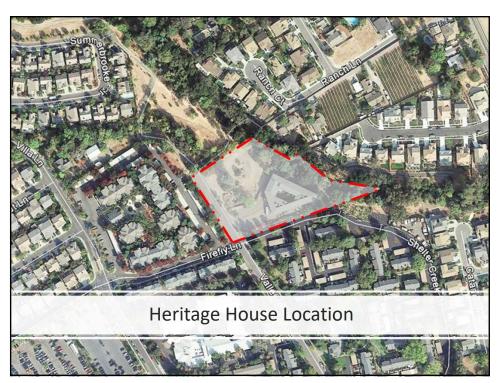


PBV's (continued)

- Tenants pay 30% of income for rent
- Section 8 criteria applies
 - No lifetime registered sex offenders
 - No violent criminal activity
 - · 2-year look-back
 - No drug-related criminal activity
 - 1-year look-back OR completion of treatment program
 - Requires legal status
 - May request reasonable accommodations
 - Units must pass inspection
 - Etc.



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Heritage House Apartments

- Developer = Heritage House Partners
 - Burbank Housing
 - Abode Services
- Renovate & repurpose Sunrise Assisted Living Facility
- 66-unit affordable housing project
 - 33 Permanent Supportive Housing Units



Heritage House (continued)

- Competitively awarded State No Place Like Home funds
- · Requesting 38 project-based vouchers
 - 33 PBVs for the PSH units for homeless
 - 5 PBVs from Housing Authority projectspecific waiting list
- PBVs = 40-year initial term
- · Fund limited-term Housing Specialist



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Confirmed and Anticipated Sources:

- 1. Partnership HealthPlan of California
- 2. City of Napa Housing Trust Fund
- 3. County of Napa Housing Trust Fund
- 4. State No Place Like Home Funds
- 5. Gasser Foundation Land Donation
- 6. Burbank Developer Fee Contribution
- 7. State Health Care Services Whole Person Care
- 8. Tax Credit Equity
- 9. State Multi-Family Housing Program (MHP)
- 10. Project Based Vouchers

Recommended Action

Adopt a resolution approving an award of 38 project-based vouchers to Heritage House Partners LP for the Heritage House Apartments Project, a 66-unit affordable housing project, including 33 units of permanent supportive housing, located at 3700 Valle Verde Drive and determining that the actions authorized by this resolution were adequately analyzed by a pervious CEQA action.



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Questions

