

RESOLUTION HR2017-__

RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF NAPA,
STATE OF CALIFORNIA, ACCEPTING FUNDS FROM THE
CITY, AS SUCCESSOR HOUSING AGENCY FOR THE
NAPA COMMUNITY REDEVELOPMENT AGENCY,
AUTHORIZING ASSOCIATED BUDGET ADJUSTMENTS,
AND AUTHORIZING THE ESTABLISHMENT AND
FUNDING OF A SECTION 8 LANDLORD MITIGATION AND
INCENTIVE PROGRAM

WHEREAS, the Housing Authority of the City of Napa (hereafter the “Authority”) administers the U.S. Department of Housing and Urban (HUD) Section 8 Housing Choice Voucher program throughout the County of Napa; and

WHEREAS, the Napa County rental market has a very low vacancy rate and rents are continuing to increase, both of which are factors which makes it difficult for many Section 8 Housing Choice Voucher holder to find housing; and

WHEREAS, many of these Section 8 Housing Choice Voucher holders are either homeless or at-risk of homelessness; and

WHEREAS, the Authority desires to implement a program to assist homeless and at-risk of homeless Section 8 Housing Choice voucher holders to find housing and to remain successfully housed (the “Program”); and

WHEREAS, the Program would provide incentives to landlords agreeing to lease rental housing to Program participants; and

WHEREAS, the Program would also provide a loss mitigation pool to provide loss mitigation payments to landlords in the event a Program participant damages a unit in accordance with the Program guidelines; and

WHEREAS, the Authority intends to implement the Program by entering into an agreement with Abode Services (the “Program Operator”) to administer the Program, including providing housing location and case management services, to Program participants referred by the Housing Authority; and

WHEREAS, the City of Napa, as the Successor Housing Agency to the Napa Community Redevelopment Agency, desires to transfer \$56,285 to the Authority to help fund the Program.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Napa, as follows:

1. The Authority Board finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the Authority's adoption of this Resolution.

2. The Authority Board approves the Landlord Mitigation and Incentive Program Guidelines, as set forth in Exhibit "A," attached hereto and incorporated herein by reference. The Authority Board hereby authorizes the Executive Director, or the Executive Director's designee, to implement the Program in accordance with the Guidelines, subject to the appropriation of funds by the Authority Board to support the Program.

3. The Authority Board accepts \$56,285 and responsibility for implementing the Program from the City, as Successor Housing Agency for the Napa Community Redevelopment Agency.

4. The City Council hereby adopts the associated budget adjustments as follows for the Fiscal Year 2017-2018:

Sources:

Low Mod Housing Fund balance	\$143,715
84601-61237	\$56,285

Uses:

84601-53201	\$56,285
84401-53201	\$143,715

5. This Resolution shall take effect immediately upon its adoption.

ATTACHMENT 1

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the Board of Commissioners of the Housing Authority of the City of Napa at a public meeting of said Housing Authority held on the 3rd day of October 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Dorothy Roberts
Authority Deputy Secretary

Approved as to form:

Michael W. Barrett
Authority General Counsel