

RESOLUTION HR2018-__

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, APPROVING AMENDMENTS TO THE SECTION 8 LANDLORD MITIGATION AND INCENTIVE PROGRAM GUIDELINES, AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SERVICES AGREEMENT WITH ABODE SERVICES FOR THE 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, in October 2017, the Authority implemented 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 provides incentives to landlords agreeing to lease rental housing to Program participants; and

WHEREAS, the Program 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 desires to modify and expand the Program to remove barriers to housing for Program participants; and

WHEREAS, the Authority issued a Request for Proposals for a Program operator on July 31, 2018, and Abode Services, a California nonprofit, public benefit corporation, submitted a proposal on September 5, 2018; and

WHEREAS, the Authority desires to enter into a Services Agreement with Abode Services to operate 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 \$18,498 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 amended Program Guidelines as set forth in Exhibit "A," attached hereto and incorporated by reference.

3. The Authority Board authorizes the Executive Director to execute the Services Agreement with Abode Services in the amount of \$205,186, as set forth in Exhibit "B," attached hereto and incorporated herein by reference.

4. The Authority Board authorizes \$36,000 for the Program for the Landlord Risk Mitigation pool to be held in the Low Mod Housing Fund (84401).

5. The Authority Board accepts \$18,498 and responsibility for operating the Program from the City, as Successor Housing Agency for the Napa Community Redevelopment Agency.

6. The Authority Board hereby adopts the associated budget adjustments as follows for the Fiscal Year 2018-2019:

Sources:

Section 8 Administration Fund Balance	\$81,015
84601-61237	\$18,498

Uses:

84301-53201	\$81,015
84601-53201	\$18,498

7. 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 13th day of November 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Dorothy Roberts
Authority Deputy Secretary

Approved as to form:

Michael W. Barrett
Authority General Counsel