CITY of NAPA

bae urban economics

Final

City of Napa 2015-2020 Consolidated Plan and Program Year 2015/16 Action Plan

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan is a five-year planning document that identifies housing and community development needs and stipulates how certain federal funding sources will be spent to address these needs during the planning period. All jurisdictions that receive Community Development Block Grant (CDBG), HOME, Emergency Solutions Grant (ESG), or Housing Opportunities for People with AIDS (HOPWA) entitlement funds from the U.S. Department of Housing and Urban Development (HUD) are required to prepare a Consolidated Plan. As an entitlement jurisdiction for CDBG funds, the City of Napa updates its Consolidated Plan every five years. The City of Napa is not an entitlement jurisdiction for other HUD programs, such as HOME, ESG, or HOPWA, and therefore must apply for funds that are awarded on a competitive basis in order to receive funding from these programs.

The CDBG program is focused on three basic goals, which guide the development of Napa's Consolidated Plan:

- to provide decent affordable housing,
- to provide a safe and suitable living environment, and
- to expand economic opportunities, principally for low- and moderate-income persons.

As a CDBG entitlement jurisdiction, the City of Napa is also required to prepare an Annual Action Plan each year that specifies how CDBG funds will be spent to accomplish housing and community development goals during the upcoming program year. The actions called for in the Annual Action Plan must coincide with goals and priorities that are identified in the City's Consolidated Plan. The first-year Annual Action Plan for the 2015-2020 Consolidated Plan period, which covers the 2015/16 program year, is included as the final chapter in this Consolidated Plan document.

Starting with this Consolidated Plan cycle, the City of Napa is creating and submitting the Consolidated Plan using HUD's online Integrated Disbursement and Information System (IDIS) eCon Planning Suite, as required by HUD. As a result, this document is structured according to the chapters, subsections, and discussion prompts provided in the eCon template. In addition, the template provides most of the data used in the analysis in the following chapters.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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Napa has a number of affordable housing, homeless, and non-homeless community development needs, as identified in the Needs Assessment and Market Analysis as well as through the consultation and citizen participation processes. The City has identified 16 goals in the Consolidated Plan, most of which are not anticipated to receive CDBG funding during the five-year planning period:

1. Housing rehabilitation for families and seniors
2. Construct new affordable rental units
3. Acquire and rehabilitate existing units
4. Provide rental assistance
5. Farmworker housing
6. First-time homebuyers
7. Permanent supportive housing
8. Emergency shelter services
9. Outreach/referral for Latino/Hispanic residents
10. Fair housing activities
11. Services for children aging out of foster care
12. Non-profit capital improvement projects
13. In-fill sidewalks in low-income neighborhoods
14. ADA improvements to City facilities
15. Downtown revitalization
16. Affordable childcare facilities

The Consolidated Plan anticipates using CDBG funds to assist in achieving goals 1, 8, 9, 10, and 13 above, based on the level of need demonstrated by the analysis provided in the Consolidated Plan and the level of resources available to address each need. While goals 2 through 7 all relate to a significant need for additional affordable housing units of various types in Napa, the City's CDBG resources are not sufficient to leverage enough funding to address these needs. Instead, the City of Napa plans to use other funding sources, including the City's Housing Trust Fund, to address affordable housing needs.

3. Evaluation of past performance

The City of Napa used CDBG funds to support a wide range of activities during the previous Consolidated Plan period. As a CDBG entitlement jurisdiction, the City of Napa is required to prepare an annual report known as the Consolidated Annual Performance and Evaluation Report (CAPER), which details the activities that the jurisdiction supported using CDBG funds during the prior fiscal year. Napa is currently in the fifth year of the previous Consolidated Plan period and has therefore not yet prepared the fifth year CAPER. According to information provided in the CAPER for the first four program years of the previous Consolidated Plan period (fiscal years 2010/11 through 2013/14), the City of Napa used CDBG funds to support the following activities:

- Installed ADA compliant restrooms at O'Brien Park;
- Completed numerous sidewalk infill, repair, and ADA accessibility projects, including the California Boulevard Sidewalk installation, Los Robles Sidewalk repair, sidewalk infill along

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Lincoln Avenue, and ADA-compliant ramp installation in the ABC Streets Neighborhood and other neighborhoods with a high proportion of lower-income households;

- Provided parking lot improvements at the Napa Valley Hospice and Adult Day Center;
- Assisted in the rehabilitation of 22 owner-occupied single-family homes (a portion of which were mobile homes), three rental properties, and one 50-unit senior housing complex using housing rehabilitation loans;
- Provided emergency home repair grants to repair 55 single-family homes (a portion of which were mobile homes);
- Provided operational support to the Community Action Napa Valley homeless shelter system, which served an average of 590 people per year during this period, of which almost all had incomes below 30 percent of AMI, an average of 247 per year were people with disabilities, and an average of 138 per year were female heads of households;
- Funded a bilingual counselor at the Napa Emergency Women's Shelter, which served an average of 117 people per year during this period, of which almost all had incomes below 30 percent of AMI;
- Provided funding for the Puertas Abiertas Family Resource Center for outreach to Hispanic and Latino residents;
- Provided funding for Fair Housing Napa Valley for fair housing outreach, counseling, mediation, and testing, which served an average of 1,023 people per year during this period, 328 of which had incomes below 30 percent of AMI, 616 of which had incomes between 31 and 50 percent of AMI, and 54 of which had incomes between 51 and 80 percent of AMI;
- Supported the rehabilitation of three group homes for adults with disabilities;
- Funded repairs and improvements to the Community Action Napa Valley family shelter; and
- Funded improvements to the Napa Emergency Women's Shelter.

4. Summary of citizen participation process and consultation process

The City used several methods to encourage and broaden citizen participation and consultation with other public and private agencies. Opportunities for public participation and consultation with other agencies included two public meetings held by the City's CDBG Citizen's Advisory Committee, one additional public meeting to solicit input, an online survey regarding housing and community development needs, a 30-day review and comment period during which the draft document was available to the public, and a public City Council meeting. All opportunities were broadly noticed to the general public, housing providers, and service agencies. Most attendees at public meetings were representatives of service organizations that serve homeless individuals, provide fair housing services, provide legal services to low-income residents, or conduct outreach to Hispanic/Latino residents. A total of 43 people responded to the community needs survey, of which 18 reported that they live and work in Napa, nine reported that they work in Napa but live elsewhere, eight reported that they live in Napa but do not work in Napa, and eight did not indicate whether they live or work in Napa.

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5. Summary of public comments

Public comments received consist of responses the community needs survey that was circulated between January 28 and February 15, 2015, comments received during a public meeting held on February 4, 2015, and comments received during a City Council meeting on May 5, 2015. Although the City provided additional opportunities for public comment, no other public comments were received.

Comments from the public expressed that Napa has a range of housing and community development needs. These include affordable housing, services for homeless individuals and families, and supportive services to assist formerly homeless individuals in staying housed, all of which are essential to prevent and end homelessness. Public comments indicated a need for a range of public services, including health and mental health services, services for seniors, crime prevention, supportive services for youths aging out of foster care, code enforcement, youth activities, fair housing services, child care, services for persons with disabilities, services for victims of domestic violence, job training and career counseling, and legal services for low-income households. Needed public improvements that were cited in public comments included ADA accessibility improvements, street improvements, and sidewalk improvements. Results of the survey and a summary of comments received during the meeting on February 4 are shown in Appendix B.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments received were accepted, reviewed, and considered during the development of the Consolidated Plan. Adjustments were made to the Consolidated Plan based on comments received as appropriate.

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The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
Lead Agency	NAPA, CA	
CDBG Administrator	NAPA	Housing Division, Community Development Dept

Narrative

The City of Napa is the lead agency responsible for coordinating the development of the Consolidated Plan. The City's Community Development Department and Housing Authority of the City of Napa (HACN) are the primary agencies within the City responsible for administering programs covered by the Consolidated Plan. The Community Development Department's Housing Division is responsible for the administration and implementation of the CDBG funds. The Housing Division also staffs the CDBG Citizen's Advisory Committee. Both the Housing Division and the HACN are responsible for the administration and implementation of housing and homeless assistance programs, as well as supporting new affordable housing developments in the City. The Community Development Department's Planning Division is responsible for the development and implementation of the City's long-range land use goals and policies (as contained in the City's state-required General Plan). The Planning Division is also responsible for development of the Housing Element of the General Plan, the State-required Element which outlines goals, policies, and programs to meet the City's needs for both affordable and market-rate housing.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

This document constitutes the City of Napa's 2015-2020 Consolidated Plan ("Plan"). This Plan was developed through an extensive public process including a community-wide survey, consultation with public and private agencies and service providers, input from the City's CDBG Citizen's Advisory Committee, and public meetings. This section describes the coordination, outreach, and public engagement processes utilized to develop this Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Napa works closely and on an ongoing basis with local housing providers and service agencies; these agencies were consulted to formulate this Plan. Organizations consulted during the planning process include nonprofit affordable housing developers, homeless services providers, health and mental health service agencies, fair housing service providers, organizations that provide outreach and services to Spanish-speaking residents, organizations that provide services to elderly residents, and others, as listed in Table 2. These organizations were encouraged to attend meetings related to the Consolidated Plan, complete the community needs survey (discussed in section PR-15), and provide comments on the draft plan. Staff of several agencies were also interviewed directly to gain additional input on community needs and priorities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Napa County Continuum of Care (CoC) is a broad-based countywide strategy to combat homelessness. Its geographic scope includes the City of Napa. The CoC Governing Board includes representatives from government and nonprofit social service agencies in Napa County. The Board is co-chaired by representatives from the Napa Police Department and the Napa County Department of Health and Human Services. The CoC contracts with HomeBase, a nonprofit organization that coordinates the efforts of homeless service providers and prepares annual funding applications to HUD. The CoC includes committees and workgroups that focus on specific areas such as implementing a coordinated assessment and referral system, supporting efforts to strengthen economic self-sufficiency, ensuring compliance with federal requirements, and overseeing the administrations of the Homeless Management and Information System (HMIS).

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The City of Napa engages in ongoing involvement and coordination with the Napa County CoC. Staff members from the Police Department and the Housing Authority of the City of Napa (HACN) both serve on the CoC Governing Board. Through these roles and ongoing contact and coordination with the agencies involved in the CoC, the City is actively involved in shaping CoC goals, policies, programs, and procedures. The City of Napa also provides funding to Napa County for a portion of the contract with HomeBase.

Efforts to identify and address the needs of homeless persons and persons at risk of homelessness are incorporated throughout this Consolidated Plan, particularly in sections NA-40, MA-30, and SP-60, and reflect consultation with the Continuum of Care and agencies that provide services to persons who are homeless or at risk of homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Staff from the City of Napa's Police Department and the HACN serve on the Continuum of Care's Governing Board. These two staff members actively participate in developing funding policies, procedures, and priorities for the Continuum of Care and participate in ranking the Napa County ESG applications in order of priority for State ESG Program funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	HOUSING AUTHORITY OF THE CITY OF NAPA
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority of the City of Napa was consulted throughout the development of the Consolidated Plan. The anticipated outcomes included production and verification of data on recipients of Section 8 vouchers and people on the waiting list for Section 8 vouchers as well as input on housing needs and goals.
2	**Agency/Group/Organization**	COMMUNITY ACTION NAPA VALLEY
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in public meetings and workshops and was contacted for an individual interview. The anticipated outcome was input from the organization on the housing and non-housing needs of individuals and families that are homeless or at risk of homelessness.
3	**Agency/Group/Organization**	FAIR HOUSING NAPA VALLEY
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in public meetings and workshops and was contacted for an individual interview. The anticipated outcome was input from the organization on fair housing issues and housing problems.
4	**Agency/Group/Organization**	NAPA EMERGENCY WOMEN'S SERVICES
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services-homeless

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in public meetings and workshops and was contacted for an individual interview. The anticipated outcome was input from the organization on the housing and non-housing needs of victims of domestic violence.
5	**Agency/Group/Organization**	NAPA VALLEY COMMUNITY HOUSING
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in public meetings and workshops and was contacted for an individual interview. The anticipated outcome was input from the organization on the housing needs particular to lower-income households and the barriers to development of new affordable housing.
6	**Agency/Group/Organization**	NAPA COUNTY HEALTH AND HUMAN SERVICES AGENCY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in public meetings and workshops and was contacted for an individual interview. The anticipated outcome was input on the housing and non-housing needs of individuals and families that are homeless or at risk of homelessness as well as non-homeless special needs.
7	**Agency/Group/Organization**	PROGRESS FOUNDATION
	Agency/Group/Organization Type	Services-Health

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in public meetings and workshops and was contacted for an individual interview. The anticipated outcome was input on needs related to mental health services.
8	**Agency/Group/Organization**	AREA AGENCY ON AGING
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in public meetings and workshops and was contacted for an individual interview. The anticipated outcome was input on housing and non-housing needs for seniors.
9	**Agency/Group/Organization**	PUERTAS ABIERTAS COMMUNITY RESOURCE CTR/SUN INC.
	Agency/Group/Organization Type	Services-Latinos
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in public meetings and workshops and was contacted for an individual interview. The anticipated outcome was input on the housing and non-housing needs of Latino residents, particularly those with limited English proficiency who are members of lower-income households.
10	**Agency/Group/Organization**	QUEEN OF THE VALLEY MEDICAL CENTER - CARE NETWORK
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in public meetings and workshops and was contacted for an individual interview. The anticipated outcome was input on needs related to health care services, including services for persons with HIV or AIDS.

Identify any Agency Types not consulted and provide rationale for not consulting

All groups were either consulted or invited to participate. There was no decision to exclude any group.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Napa County Health and Human Services	The Continuum of Care is a countywide strategy to combat homelessness, and therefore directly overlaps with the goals related to addressing homelessness that are included in the Strategic Plan.
City of Napa Housing Element	City of Napa	The Housing Element is a plan to meet City housing goals, including the creation and preservation of affordable housing in Napa, which is a primary goal outlined in the Strategic Plan.
City of Napa Analysis of Impediments	City of Napa	The AI presents information on fair housing choice in Napa, including the impacts that the high cost of housing has on fair housing choice. The goals of the Consolidated Plan include increasing access to affordable housing and supporting organizations that address issues related to housing discrimination.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Implementation of the Consolidated Plan involves extensive coordination between the City of Napa and the County of Napa. Key agencies involved in this coordination include the Napa County Health and Human Services Agency, HACN, and the Planning and Housing Divisions of the City of Napa Community Development Department.

It should be noted that due to the mandatory State of California Housing Element Update process, the City of Napa recently updated its Housing Element of the General Plan, as described elsewhere in this

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document. In California, this process entails substantial state-regional-local government coordination, including development and disaggregation of the Regional Housing Needs Allocation (RHNA), which is provided by the California Housing and Community Development Department (HCD) to each regional council of governments (in the Bay Area, encompassing the City of Napa, this is the Association of Bay Area Governments, or ABAG). ABAG works with all member jurisdictions to dis-aggregate the region's housing need allocations further, by city and county. Each city and county then prepares its Housing Element Update (currently on an eight-year cycle), which is then closely reviewed for certification by HCD. During this process, extensive consultation occurs across the various levels of government, as well as extensive outreach to the community for each Housing Element preparation process.

PR-15 Citizen Participation

Summarize citizen participation process and how it impacted goal-setting

The City utilized several methods to encourage and broaden citizen participation in the development of the Consolidated Plan. Prior to the development of the draft plan, the City conducted an online survey to solicit input on housing and community development needs in Napa. The results of the survey are available in Appendix B. The CDBG Citizen's Advisory Committee played a major role in expanding participation by holding two public meetings to receive input on the Consolidated Plan. A list of CDBG Citizen's Advisory Committee members is shown in Appendix C. The City also held one additional public meeting to solicit input from housing providers, service agencies, and the general public. Prior to adoption by City Council, the Consolidated Plan was made available for a 30-day public review and comment period, during which the draft Plan was available on the City's website as well as at the Housing Division and public library. The City Council adopted the Consolidated Plan at a public meeting, which provided an additional opportunity for public participation.

All opportunities for citizen participation were broadly noticed. Notifications were provided by email to housing providers, service agencies, and other organizations and individuals that expressed an interest in receiving information about the Consolidated Plan process. The meetings were advertised in the Napa Valley Register and posted at the Napa City County Library. Additional efforts to outreach to the Hispanic and Latino community included posting ads in Spanish at the local Hispanic market as well as at a Hispanic resource center. Information regarding the meetings was also placed on the City's website, which provides translation for all content . In addition, information regarding the meeting was included in the City of Napa Newsweekly, which is an email newsletter sent to all persons who sign up to receive the newsletter that is distributed to over 1,600 people.

Information gained from the citizen participation process helped to identify housing and community development needs and priorities in Napa as well as appropriate strategies to address these needs.

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Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	On January 12, 2015 the City's CDBG Citizen Advisory Committee held a meeting to introduce the Consolidated Plan update process and provide an initial opportunity for public participation. The meeting was publicly noticed.	None.	Not applicable.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Housing and Service Providers	On February 4, 2015 the City of Napa held a meeting to solicit input on the Consolidated Plan. The meeting was publicly noticed, with outreach to housing and service providers as well as the general public. Attendees consisted primarily of housing and service providers, including representatives from Community Action Napa Valley, Legal Aid of Napa Valley, Napa Emergency Women's Services, Napa Circles Initiative, Fair Housing Napa Valley, Salvation Army, and Clinic Ole.	Emergency shelters are a high priority to help people in crisis. Napa also has significant need for affordable housing. Other needs: services for people exiting from homelessness (e.g. mental health services, child care), immigrants, seniors, and youth aging out of foster care, as well as job training. Housing problems have been exacerbated by the recent earthquake. Some low-income neighborhoods need sidewalks.	Not applicable.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Housing and Service Providers	The City of Napa circulated an online survey that was available to the general public between January 28 and February 15.	See Appendix B.	Not applicable.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Minorities Non-English Speaking – Specify other language: Spanish Persons with disabilities Non-targeted/broad community	On March 9, 2015 the City's CDBG Citizen Advisory Committee held a meeting to discuss an initial draft of the Consolidated Plan. The meeting was publicly noticed.	None from the public. Meeting notes provided in Appendix B.	Not applicable.	
5	30-day Public Review Period	Minorities Non-English Speaking – Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Draft was available for public review for 30 days prior to adoption by City Council.	None.	Not applicable.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Minorities Non-English Speaking – Specify other language: Spanish Persons with disabilities Non-targeted/broad community	City Council meeting open to the public.	The chair of the CDBG Citizen Advisory Committee voiced support for the plan and allocations; CANV and NEWS thanked the City for continuing to fund programs for these organizations; Council adopted the Consolidated Plan and Annual Action Plan.	Not applicable.	

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan identifies housing and community development needs in Napa, including affordable housing, housing for residents with special needs, homelessness, and community services. The Needs Assessment informs priorities that are identified in the Strategic Plan.

In part, housing need is assessed based on the prevalence of various "housing problems". As defined by HUD, a household experiences housing problems if it has a high housing cost burden (defined as housing costs that exceed 30 percent of household income), is overcrowded (defined as having more than one person room in a housing unit), or lacks complete kitchen or plumbing facilities. Severe housing problems are defined as severely high housing cost burden (defined as housing costs that exceed 50 percent of household income), severe overcrowding (defined as having more than 1.5 persons per room in a housing unit), or lacking complete kitchen or plumbing facilities.

Much of the information in the following needs assessment cites Comprehensive Housing Affordability Strategy (CHAS) data based on American Community Survey (ACS) data collected between 2007 and 2011, as provided in the IDIS online Consolidated Plan template. This data source provides detailed cross tabulations of housing conditions, income, and race and ethnicity data.

For planning purposes, HUD categorizes households as extremely low-income, very low-income, or low-income based on percentages of the County's median family income (referred to as the HUD Area Median Family Income, or HAMFI). The HAMFI is calculated annually by HUD for different household sizes. The HUD income categories are defined below:

- Extremely Low-Income: Up to 30 percent of County HAMFI
- Very Low-Income: 31 percent to 50 percent of County HAMFI
- Low-Income: 51 percent to 80 percent of County HAMFI

As the following tables will demonstrate, the majority of the population in Napa is Non-Hispanic White (55 percent), with Hispanic or Latino residents constituting the next largest segment of the population (39 percent). All other Non-Hispanic racial groups constitute a combined total of six percent of the City's population. As a result, findings related to residents and households that identify with racial or ethnic groups other than White or Hispanic/Latino are somewhat limited and can be skewed by a relatively small number of households in the data.

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While the City of Napa implements a number of policies and programs to address these issues, the available resources are often insufficient to meet needs. Programs and policies in Napa are explained in further detail in a following section.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Napa has experienced a recent increase in both population and households, reflecting regional trends in the Bay Area overall. According to ACS data collected between 2007 and 2011, there were 76,560 residents and 28,779 households in Napa in 2011. This represents a five percent increase in population (4,000 residents) and a six percent increase in households (1,750 households) since 2000. Napa is the largest city in Napa County and accounts for over half of the population countywide.

Napa is home to a diverse range of households with a variety of housing needs. According to the data shown in Table 6, 42 percent of households in Napa (12,170 households) are small family households (families with two to four people) and nine percent (2,730 households) are large family households (families with five or more people). Data presented in Napa's 2015 Housing Element indicates that 27 percent of households in Napa (7,692 households) are single-person households. The data presented in Table 6 also indicate that 32 percent of households in Napa include at least one person over the age of 65, and 15 percent of households in Napa include at least one person age 6 or younger. According to the 2015 Housing Element, 57 percent of households in Napa own their homes while 43 percent rent their homes. Each of these household types are represented across income groups, suggesting a need for a variety of housing types at various affordability levels to meet households' needs.

Housing affordability presents a considerable challenge for the City of Napa, echoing high housing costs and extreme housing cost burdens across the region. Many households in Napa have housing costs that exceed the affordability threshold, while others experience overcrowding and substandard housing conditions as a result of high housing costs. Housing problems are discussed in detail throughout the following sections.

Table 5 - Housing Needs Assessment Demographics

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	72,592	76,560	5%
Households	27,032	28,779	6%
Median Income	$49,154.00	$62,642.00	27%

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

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Table 6 - Total Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,790	3,710	5,810	2,835	12,640
Small Family Households *	1,180	1,250	1,970	1,235	6,535
Large Family Households *	430	455	780	255	810
Household contains at least one person 62-74 years of age	675	630	1,060	380	2,375
Household contains at least one person age 75 or older	805	775	1,065	315	1,095
Households with one or more children 6 years old or younger *	795	900	1,090	380	1,070
* the highest income category for these family types is >80% HAMFI					

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

Table 7 – Housing Problems Table

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	10	70	55	25	160	0	50	35	0	85
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	210	120	100	50	480	0	10	65	20	95

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	170	400	240	125	935	60	15	110	50	235
Housing cost burden greater than 50% of income (and none of the above problems)	1,485	900	360	60	2,805	710	495	630	320	2,155
Housing cost burden greater than 30% of income (and none of the above problems)	350	655	1,120	205	2,330	180	235	620	460	1,495
Zero/negative Income (and none of the above problems)	50	0	0	0	50	85	0	0	0	85

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Table 8 – Housing Problems 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,875	1,490	750	260	4,375	770	575	840	390	2,575
Having none of four housing problems	680	845	2,060	1,080	4,665	325	800	2,155	1,105	4,385

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	50	0	0	0	50	85	0	0	0	85

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

Table 9 – Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	840	765	685	2,290	215	260	585	1,060
Large Related	310	200	160	670	120	60	185	365
Elderly	595	420	215	1,230	425	365	470	1,260
Other	470	475	555	1,500	180	110	150	440
Total need by income	2,215	1,860	1,615	5,690	940	795	1,390	3,125

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

Table 10 – Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	645	445	155	1,245	200	160	275	635
Large Related	295	65	0	360	100	45	110	255
Elderly	465	220	120	805	305	245	215	765
Other	385	230	105	720	140	100	85	325
Total need by income	1,790	960	380	3,130	745	550	685	1,980

Data Source: 2007-2011 CHAS

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5. Crowding (More than one person per room)

Table 11 – Crowding Information – 1/2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	370	505	290	175	1,340	35	25	145	30	235
Multiple, unrelated family households	4	15	30	0	49	30	0	30	40	100
Other, non-family households	0	15	20	0	35	0	0	0	0	0
Total need by income	374	535	340	175	1,424	65	25	175	70	335

Data Source: 2007-2011 CHAS

Table 12 – Crowding Information – 2/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available	Not Available

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

Although detailed information on the type of single person households in need of housing assistance is not available, data indicate that there is a need for housing assistance among single person households in Napa. As mentioned above, ACS 2007-2011 data demonstrate that the City of Napa has 7,692 single-person households, representing 27 percent of all households in the City. Of these, just more than half (3,892) are renters and slightly less than half (3,800) are owners. The Housing Authority of the City of Napa (HACN) reports that there are 3,156 single person households on the waiting list for Section 8 Housing Choice vouchers, representing 36 percent of all households on the waiting list.

Among single person households in need of housing assistance, individuals with disabilities are likely to experience specific challenges in finding suitable housing. High housing need among single-person households with disabilities can be attributed primarily to two factors: 1) Many individuals with disabilities have low incomes (discussed in greater detail in the following section and elsewhere in the Consolidated Plan); and 2) market-rate housing in Napa is often unaffordable to single-income

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households, particularly for individuals with lower incomes. Local service providers report that that cost of market-rate housing in Napa far exceeds the amount that many single-person households with disabilities can afford and have worked to pair two single-person households with disabilities together to share housing units.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The number of households in need of housing assistance who are disabled exceeds the available supply of units suitable for these households. Households that include individuals with disabilities often have special housing needs related to accessibility features, affordability, or both. Individuals requiring accessibility modifications may encounter difficulty finding units that meet their needs, and local service providers report that some individuals with disabilities encounter discrimination that can exacerbate the challenges associated with finding a suitable unit. Local service providers also report a shortage of housing that is affordable to many individuals with disabilities in Napa, particularly for individuals with a reduced ability to work as a result of their disability. The HACN waiting list for Section 8 vouchers includes 2,490 households that include persons with disabilities, representing 28 percent of all households on the waiting list. However, this figure probably understates the need for housing among persons with disabilities, as not all people with disabilities who are in need of housing assistance are on the waiting list for Section 8 vouchers.

There is housing need among families who are victims of domestic violence, dating violence, sexual assault, and stalking. However, it is difficult to estimate the number of these households in Napa, in large part because domestic violence, dating violence, sexual assault, and stalking are severely underreported. Napa Emergency Women's Services (NEWS) operates a 24-hour domestic violence crisis line, which received 737 calls during the last fiscal year (July 1, 2013 to June 30, 2014), and an emergency shelter for victims of domestic violence, which served 108 clients during the same period. In total, NEWS served 1,296 individuals during the last fiscal year, including 234 children, 698 adults under the age of 65, 12 adults over the age of 65, and 352 people for whom the age was unknown. Thirty-six of these individuals reported having a physical disability and 21 reported having a mental disability. The City of Napa uses CDBG funds to support a Spanish-speaking counselor at the Napa Emergency Women's Shelter. During Napa County's January 2014 homeless point-in-time count, 54 homeless persons reported being victims of domestic violence, including 35 people in shelters and 19 people who were unsheltered.

Because many victims of domestic violence, dating violence, sexual assault, and stalking remain in violent housing situations and do not seek assistance, the actual housing need is considerably larger than these figures suggest. Napa's high housing costs and low vacancy rate, discussed in greater detail in the market analysis section of this Consolidated Plan, creates a significant additional barrier for individuals that might otherwise leave a violent home, particularly for those with special housing needs due to disability or other factors.

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What are the most common housing problems?

High housing cost burden represents the most prevalent housing problem in Napa for both owners and renters. As shown in Table 7, 4,870 renter households with incomes below 80 percent of AMI and 2,870 owner households with incomes below 80 percent of AMI had housing costs that exceed 30 percent of household income. In total, these figures indicate that 58 percent of all households with incomes below 80 percent of AMI had high housing cost burden. Severe cost burden was reported among 34 percent of all households with incomes below 80 percent of AMI, affecting 2,745 renter households with incomes below 80 percent of AMI and 1,835 owner households with incomes below 80 percent of AMI.

Overcrowding is also a significant problem for Napa households, particularly for renter households. Among households with income below 80 percent of AMI, 1,240 renter households and 260 owner households were either overcrowded or severely overcrowded.

Substandard housing conditions represent a relatively small share of housing problems in Napa, affecting 245 households citywide, according to the data in Table 7. However, it is likely that additional households live in substandard housing but are not captured by the definition used to collect these data.

Are any populations/household types more affected than others by these problems?

Housing problems affect renter households to a greater degree than owner households and are more common for renter households at the lower end of the income range than for renter households at the middle or higher end of the income range. The data in Table 8 demonstrate that, among households with incomes equal to 100 percent of AMI or less, 48 percent of renter households experience one or more severe housing problems, compared to 37 percent of owner households. Among renter households with incomes below 100 of AMI that have one or more severe housing problems, almost all (77 percent) had incomes below 50 percent of AMI.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

High housing cost burdens and rapidly rising market rents place many of Napa's low-income individuals and families with children at risk of becoming homeless, even if currently housed. Households with high housing cost burden often have difficulty affording housing along with other necessary goods and services and could become homeless due to unexpected expenses or decrease in income. Individuals or families living in households that are overcrowded may be compelled to leave their current housing due to conflicts with other occupants of the home or other issues that arise from overcrowding. The Napa Valley School District estimates that there are 99 children attending schools in the District who are

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"doubled up" or staying in another family's home due to economic hardship. These children would be considered at risk of residing in shelters or becoming unsheltered.

Domestic violence is also a risk factor for homelessness, as discussed elsewhere in this Consolidated Plan.

There are four households in Napa that receive rapid re-housing assistance through CANV, one of which is nearing the termination of assistance within a couple of months. The household that is nearing the end of assistance is on track to stay housed by the time rapid re-housing assistance is terminated, as are the remaining three households. In addition, CANV continues to work with approximately ten households that formerly received rapid re-housing assistance but that no longer receive subsidies in order to assist these households with remaining in their homes.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing characteristics that often lead to instability and an increased risk of homelessness include high housing cost burden, overcrowding, and substandard housing conditions. These housing problems are discussed in greater detail in NA-15, NA-20, NA-25, and NA-30.

In addition, the earthquake that occurred in Napa in August 2014 damaged a number of residential units, some of which have become uninhabitable and have not yet been repaired. Many Napa residents, particularly renter households, have been displaced as a result. In total, 115 households were displaced from units that became dangerous to occupy due to damage from the earthquake. Due to Napa's high market rental rates and low rental vacancy rates, some displaced households have experienced difficultly finding suitable affordable housing following the earthquake. The impact of the earthquake on the condition of housing in Napa is discussed in greater detail in section MA-20.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Introduction

The following tables provide information on the prevalence of housing problems across income levels and between racial and ethnic groups to identify groups that have disproportionately greater housing needs. Per HUD's definition, a disproportionately greater need exists when members of a particular

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racial/ethnic group have at least a 10-percent greater prevalence of housing problems than average in a particular income group.

0%-30% of Area Median Income

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,890	430	190
White	1,840	345	190
Black / African American	10	0	0
Asian	10	0	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	980	40	0

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,570	850	0
White	1,550	770	0
Black / African American	30	0	0
Asian	65	0	0
American Indian, Alaska Native	30	0	0
Pacific Islander	4	0	0
Hispanic	885	85	0

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,870	2,130	0
White	1,670	1,405	0
Black / African American	45	0	0
Asian	20	45	0
American Indian, Alaska Native	60	0	0
Pacific Islander	10	0	0
Hispanic	1,030	660	0

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,410	1,500	0
White	720	1,070	0
Black / African American	0	10	0
Asian	45	50	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	635	355	0

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

As shown in Table 13, Table 14, Table 15, and Table 16, Hispanic/Latino households in most income groups have a disproportionate need compared to households in each income group as a whole. Among households with incomes equal to 30 percent of AMI or less, 96 percent of Hispanic/Latino households have one or more housing problems, compared to 82 percent in the jurisdiction as a whole. Among households with incomes between 30 percent and 50 percent of AMI, 91 percent of Hispanic/Latino households have one or more housing problems, compared to 75 percent in the jurisdiction as a whole. Among households with incomes between 50 percent and 80 percent of AMI, 61 percent of Hispanic/Latino households have one or more housing problems, a greater proportion than the in the jurisdiction as a whole (57 percent), but not meeting the definition of a disproportionately greater need. Among households with incomes between 80 percent and 100 percent of AMI, 64 percent of Hispanic/Latino households have one or more housing problems, compared to 48 percent in the jurisdiction as a whole.

Black/African American, Asian, Native American/Alaska Native, and Pacific Islander households in some income groups also exhibit disproportionate need, though these findings may be skewed by the limited number of households in the sample set. All Black/African American, Asian, American Indian or Alaska Native, and Pacific Islander households with incomes below 50 percent of AMI report one or more housing problems, demonstrating a disproportionate need. For households with incomes between 50 and 80 percent of AMI, all Black/African American, American Indian or Alaska Native, and Pacific Islander households reported one or more housing problems, demonstrating disproportionate need.

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NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Introduction

The following tables provide information on the prevalence of severe housing problems across income levels and between racial and ethnic groups to identify groups that have disproportionately greater housing needs. Per HUD's definition, a disproportionately greater need exists when members of a particular racial/ethnic group have at least a 10-percent greater prevalence of housing need than average in a particular income group.

0%-30% of Area Median Income

Table 17 – Severe Housing Problems 0 - 30% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,325	1,000	190
White	1,420	765	190
Black / African American	10	0	0
Asian	10	0	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	835	185	0

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Table 18 – Severe Housing Problems 30 - 50% AMI

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Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,600	1,815	0
White	925	1,395	0
Black / African American	30	0	0
Asian	4	60	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	4	0
Hispanic	645	320	0

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Table 19 – Severe Housing Problems 50 - 80% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,420	3,585	0
White	750	2,325	0
Black / African American	20	25	0
Asian	0	65	0
American Indian, Alaska Native	30	30	0
Pacific Islander	0	10	0
Hispanic	595	1,090	0

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

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80%-100% of Area Median Income

Table 20 – Severe Housing Problems 80 - 100% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	790	2,115	0
White	255	1,535	0
Black / African American	0	10	0
Asian	20	75	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	520	465	0

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Similar to the data on housing problems, the data on severe housing problems shown in Table 17, Table 18, Table 19, and Table 20 demonstrate that Hispanic/Latino households in most income groups have a disproportionate need compared to households in each income group as a whole. Among households with incomes equal to 30 percent of AMI or less, 82 percent of Hispanic/Latino households have one or more severe housing problems, compared to 66 percent in the jurisdiction as a whole. Among households with incomes between 30 percent and 50 percent of AMI, 67 percent of Hispanic/Latino households have one or more severe housing problems, compared to 47 percent in the jurisdiction as a whole. Among households with incomes between 50 percent and 80 percent of AMI, 35 percent of Hispanic/Latino households have one or more severe housing problems, a greater proportion than the in the jurisdiction as a whole (28 percent), but not meeting the definition of a disproportionately greater need. Among households with incomes between 80 percent and 100 percent of AMI, 53 percent of Hispanic/Latino households have one or more severe housing problems, compared to 27 percent in the jurisdiction as a whole.

Black/African American, Asian, Native American/Alaska Native, and Pacific Islander households in some income groups also exhibit disproportionate need, though these findings may be skewed by the limited number of households in the sample set. All Black/African American, Asian, and American Indian or Alaska Native households with incomes below 30 percent of AMI report one or more severe housing

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problems, demonstrating a disproportionate need. For households with incomes between 30 and 50 percent of AMI, all Black/African American households reported one or more severe housing problems, demonstrating disproportionate need. Among households with incomes between 50 and 80 percent of AMI, all Black/African American and American Indian or Alaska Native households reported one or more severe housing problems, demonstrating disproportionate need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction

This section provides information on the prevalence of housing cost burden and severe housing cost burden across racial and ethnic groups to identify groups that have disproportionately greater housing needs. Per HUD's definition, a disproportionately greater need exists when members of a particular racial/ethnic group have at least a 10-percent greater prevalence of housing need than average in a particular income group.

Housing Cost Burden

Table 21 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,275	6,640	5,260	190
White	11,700	4,635	3,440	190
Black / African American	10	100	15	0
Asian	280	185	34	0
American Indian, Alaska Native	30	75	50	0
Pacific Islander	8	15	4	0
Hispanic	3,025	1,510	1,635	0

Data Source: 2007-2011 CHAS

Discussion

The housing cost burden data in Table 21 suggest a disproportionately greater need among Black or African American, Asian, American Indian or Alaska Native, and Pacific Islander households, all of which have a disproportionately greater share of households with housing cost burdens totaling between 30 and 50 percent of household income or over 50 percent of household income. However, the data in Table 21 are for households in all income groups, and do not allow for evaluation of disproportionately greater need within individual income groups.

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NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As discussed in sections NA-15 and NA-20, data on housing problems and severe housing problems indicate a disproportionately greater housing need among Hispanic and Latino households with incomes equal to or less than 50 percent of AMI and between 80 and 100 percent of AMI. Black/African American, Asian, American Indian or Alaska Native, and Pacific Islander households in many income groups also exhibit disproportionate need, though these findings may be skewed by the limited number of households in the sample set.

If they have needs not identified above, what are those needs?

Information from service providers indicates that some Hispanic and Latino residents in Napa may have specific needs as a result of having limited English proficiency (LEP). Consistent with the large Hispanic/Latino population in the City, a substantial proportion of Napa residents speak Spanish at home. According to data presented in Napa's 2015 Analysis of Impediments to Fair Housing Choice (AI), 36 percent of City residents speak Spanish at home. Information from service providers suggests that there are a substantial number of Spanish-speaking residents in Napa with limited proficiency in English.

Local service providers report that LEP populations face many of the same challenges that others face in securing housing. In particular, housing affordability and the availability of subsidized housing are challenges in the City of Napa. For the LEP population, linguistic barriers may present additional challenges for individuals seeking subsidized rental housing because of the complex application forms and procedures necessary to demonstrate eligibility. As discussed in greater detail in the AI, LEP individuals also encounter fair housing concerns because their language skills lead to discrimination on the basis of national origin. Of the fair housing complaints in Napa County that were submitted to HUD between January 2010 and May 2014, 11 percent were on the basis of national origin.

LEP households also face differential treatment in the for-sale housing market. In some cases, LEP households do not have access to documents in a language other than English and therefore may not fully understand their mortgage terms. In addition, LEP homeowners who fall behind on mortgage payments are more likely to be referred to the collections department when contacting the loan servicer, while native English speakers are more often referred to the loss mitigation department. According to local service providers, this results in differential outcomes for LEP households because employees working in loss mitigation have a mandate to work with homeowners to try to prevent foreclosure.

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Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Napa's 2015 Analysis of Impediments to Fair Housing Choice (AI) provides an analysis of concentrations of racial and ethnic groups in the City based on HUD's definition of areas of minority concentration, demonstrating that racial and ethnic groups are not equally distributed throughout the City. According to HUD, “areas of minority concentration” are defined as Census block groups where 50 percent of the population is comprised of a single ethnic or racial group other than Whites.

As shown in the AI and the map in Appendix D, Hispanic residents were the only racial/ethnic minority group that represented the majority of the population in City block groups. Areas with a concentration of Hispanic households are primarily located in the central portion of the City, along Highway 29.

NA-35 Public Housing – 91.205(b)

Introduction

Although the City of Napa does not own or operate any public housing units, the Housing Authority of the City of Napa (HACN) administers the Section 8 Voucher program for the City of Napa as well as the remainder of Napa County. The HACN currently has 1,228 Section 8 Vouchers (including 30 Mainstream Vouchers) that are disbursed throughout Napa County, 1,165 of which are provided to households in the City of Napa. Demand for vouchers greatly exceeds the number of vouchers available, and the waiting list was closed in March 2013. The highest concentrations of Section 8 Voucher holders tend to reside in the northern areas of the City. This includes some areas of low-income and minority household concentrations, but also includes areas of the City that do not have those concentrations.

According to the data presented in Table 22 below, 93 percent of all voucher holders in Napa are White, either of Hispanic/Latino or non-Hispanic/Latino origin. This is larger than the proportion of White households in the City, where households where the householder is White make up 81 percent of the County’s households (based on 2013 ACS). Householders that report other racial backgrounds constitute relatively small proportions of voucher holders in Napa. Twenty-six percent of voucher holders in Napa are Hispanic or Latino of any race, comparable to the City’s share of total households with a Hispanic or Latino householder (28 percent, ACS 2013).

According to the HACN, 57 percent of households with Section 8 Vouchers in the City of Napa include members with disabilities. This is considerably higher than the 10 percent proportion of the overall City population reporting a disability (ACS 2008-2012), reflecting the higher need for affordable housing among households that include persons with disabilities.

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Totals in Use

Table 22 - Public Housing by Program Type

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,144	0	1,144	0	119	128

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:
Housing Authority of the City of Napa Database
Data Source Comments:

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Characteristics of Residents

Table 23 – Characteristics of Public Housing Residents by Program Type

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	17,665	0	17,665	0	18,962
Average length of stay	0	0	0	0	0	0	0	0
Average Household size	0	0	0	2	0	2	0	3
# Homeless at admission	0	0	0	Not Available	0	Not Available	0	Not Available
# of Elderly Program Participants (>62)	0	0	0	426	0	426	0	2
# of Disabled Families	0	0	0	650	0	650	0	33
# of Families requesting accessibility features	0	0	0	Not Available	0	Not Available	0	96
# of HIV/AIDS program participants	0	0	0	Not Available	0	Not Available	0	Not Available
# of DV victims	0	0	0	Not Available	0	Not Available	0	Not Available

Alternate Data Source Name:
Housing Authority of the City of Napa Database
Data Source Comments:

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Race of Residents

Table 24 – Race of Public Housing Residents by Program Type

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	1,056	0	1,056	0	114	122
Black/African American	0	0	0	48	0	48	0	2	5
Asian	0	0	0	15	0	15	0	0	0
American Indian/Alaska Native	0	0	0	23	0	23	0	3	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Alternate Data Source Name:
Housing Authority of the City of Napa Database

Data Source Comments:

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Ethnicity of Residents

Table 25 – Ethnicity of Public Housing Residents by Program Type

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	300	0	300	0	47	19
Not Hispanic	0	0	0	844	0	844	0	72	109
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Alternate Data Source Name:
Housing Authority of the City of Napa Database

Data Source Comments:

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Although HANC does not own or operate any public housing units, the Housing Authority does track the number of households on the waiting list for Section 8 that include people with disabilities, which totaled 2,490 households as of February 2015. The most prevalent housing needs among households with disabilities that are on the waiting list for Section 8 vouchers are affordability and accessibility.

HACN's Administrative Plan includes policies to further fair housing for Section 8 participants and applicants (Appendix XIII of the Plan). The policy provides that HACN will work with property owners to encourage reasonable accommodation and/or structural alterations or modifications, and other accessibility features that are needed for disabled tenants. HACN also contracts with Fair Housing Napa Valley to assist persons with disabilities in filing fair housing complaints, provide education and technical assistance to housing providers, and provide conciliation services.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

According to data provided by the HANC, the waiting list for Section 8 vouchers in Napa includes 8,806 households, 1,834 of which currently live in the City of Napa. Of these households:

- 2,490 include persons with disabilities, 713 of which currently live in Napa
- 81 are veterans, 13 of which currently live in Napa
- 721 are senior households, 266 of which currently live in Napa
- 82 percent are extremely low-income households (81 percent among those that currently live in Napa)
- 13 percent are very low-income households (16 percent among those that currently live in Napa)
- 3,158 are single-person households, 835 of which currently live in Napa
- 548 are large families (i.e. have five or more persons), 102 of which currently live in Napa

Based on this information and other data presented throughout the Consolidated Plan, housing affordability is among the most immediate needs for Section 8 voucher holders and households on the waiting list for Section 8 vouchers. There is also significant need for accessible units, units for large families, and housing with supportive services.

Housing Choice voucher holders have very low or extremely low incomes, and may have difficulty affording essential goods and services such as food, healthcare, transportation, or child care. Local service providers report that a lack of affordable childcare is often a barrier to employment for extremely low income households.

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Very low- and extremely low-income households in Napa are more likely than higher income households to include individuals with disabilities, suggesting that there is a particular need for accessible units for voucher holders. Among Napa residents between the age of 18 and 64, 19 percent of individuals with disabilities are estimated to have incomes below the poverty line, compared to 10 percent of individuals without disabilities (ACS, 2008-2012).

How do these needs compare to the housing needs of the population at large

Although the population at large has higher incomes than Section 8 voucher holders and therefore does not typically have the same needs as voucher holders, the needs of voucher holders are likely to be more acute among very low-income and extremely low-income households that do not receive vouchers. The number of very low-income and extremely low-income renter households in Napa substantially exceeds the number of Housing Choice vouchers available, which indicates that there are a number of very low and extremely low income renter households that do not receive Housing Choice vouchers and therefore pay market-rate rents that exceed the household affordability threshold. For these households, high market-rate monthly rents may often leave less money available for other needs, and other housing problems such as overcrowding or substandard conditions are likely to be more common.

In Napa, undocumented immigrants constitute a portion of lower-income households that are not eligible for Section 8 units. Although the HACN is not able to provide Section 8 vouchers to undocumented immigrants, the City does allow households that are partially comprised of undocumented immigrants to use Section 8 vouchers. The rental subsidy for these households is pro-prorated based on the number of the household members who are documented.

As mentioned above, voucher holders are more likely to need accessible units than the population at large because a large share of lower-income households includes individuals with disabilities. This is reflected in the large number of households with Housing Choice vouchers that report including members with disabilities.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

The City of Napa addresses homelessness in coordination the Napa County Continuum of Care, a countywide strategy to prevent and end homelessness in Napa County. The Continuum of Care assembles data on the County's homeless population primarily through an annual Point-in-Time Homeless (PIT) count and the Homeless Management and Information System (HMIS). Because homelessness is a regional issue, both of these data sources collect data and provide information on a countywide basis rather than for individual jurisdictions within Napa County. However, staff from

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HomeBase, which manages the HMIS and PIT data on behalf of the Continuum of Care, report that most homeless individuals in Napa County are in the City of Napa.

The PIT count provides information on individuals and families experiencing homeless on a given night, including both sheltered and unsheltered persons. Although the most recent PIT count was conducted in January 2015, the data from this count were not yet available at the time this Consolidated Plan was prepared. The PIT count used to provide data for this Consolidated Plan was conducted on January 29, 2014.

HMIS provides data on homeless individuals and families based on an unduplicated record of persons experiencing homelessness that utilize programs and services that serve homeless individuals. The HMIS database is the best source for information on individuals and families experiencing homelessness throughout the course of the year. The most recent full year for which HMIS data are available for Napa County is April 1, 2013 through March 31, 2014, due to changes to the HMIS system used by the Napa County Continuum of Care that were made in mid-2014. HMIS data are also available for the period between July 1, 2014 and December 31, 2014.

Both the PIT count and HMIS are likely to underestimate the total number of homeless individuals and families in Napa County, due largely to the hidden nature of some homelessness. The PIT count may undercount homelessness due to an inability to locate all homeless persons on a given night, while the HMIS data will not capture estimates of homeless individuals who do not access services. However, these are the best sources of information on homelessness given the limitations for data collection on homeless individuals and offer a useful tool to assist in quantifying and characterizing the homeless population in Napa.

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Homeless Needs Assessment

Table 26 - Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	0	89	419	Not Available	Not Available	Not Available
Persons in Households with Only Children	0	0	16	Not Available	Not Available	Not Available
Persons in Households with Only Adults	91	112	645	Not Available	Not Available	Not Available
Chronically Homeless Individuals	42	31	473	Not Available	Not Available	Not Available
Chronically Homeless Families	0	7	Not Available	Not Available	Not Available	Not Available
Veterans	14	9	Not Available	Not Available	Not Available	Not Available
Unaccompanied Child	0	0	Not Available	Not Available	Not Available	Not Available
Persons with HIV	2	1	9	Not Available	Not Available	Not Available

Data Source Comments: Source: Napa City and County Continuum of Care, 1/29/2014 Point in Time Count and HMIS.

Indicate if the homeless population is: Has No Rural Homeless

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If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Current full-year data on homelessness in Napa County are not available as of the writing of this Consolidated Plan due to a recent change in HMIS programs used by the Napa CoC. However, data are available from the CoC's HMIS system for the period between July 1, 2014 and December 31, 2014 that provide some information on the number of people becoming homeless each year, the number of people exiting homelessness each year, and the number of days persons experience homelessness. These data are not directly comparable with the data on the number of persons experiencing homelessness in each year that are provided in Table 26, which are based on full-year data collected between April 1, 2013 and March 31, 2014.

Between July 1 and December 31, 2014, homeless services agencies in Napa County served a total of 1,079 individuals. Of these, 825 were adults, 254 were children, and 12 were unaccompanied youth. On average, individuals in this group were homeless for 120.85 days.

Nature and Extent of Homelessness: (Optional)

Table 27 - Nature and Extent of Homelessness by Race and Ethnicity, 2014

Race:	Sheltered	Unsheltered	Total
White	128	71	199
Black or African American	5	2	7
Asian	1	1	2
American Indian or Alaska Native	25	9	34
Pacific Islander	0	3	3
Two or more races	35	5	40
Ethnicity			
Not Hispanic/Latino	123	75	198
Hispanic/Latino	71	16	87

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the data provided in Table 26, there are at least 89 persons in families with children and 23 veterans who are in need of housing assistance at any given time. However, these figures considerably underestimate the need among both groups. In part, the total need is underestimated by the limitations in the PIT count and HMIS system with respect to counting the total number of homeless

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persons at any given time or during the course of the year. More importantly, however, these numbers represent the number of people who are in crisis as reflected in their homeless status. The actual need for housing includes people who are overly cost burdened, overcrowded, or living in substandard or unstable housing environments. These populations are also in need of housing assistance in order to prevent them from becoming homeless.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Compared to the population of Napa as a whole, the homeless population in Napa County has a large share of American Indian or Alaska Native residents and people reporting two or more races, and a small share of White residents. According the 2014 homeless point in time count, American Indian or Alaska Native residents comprised 13 percent of sheltered homeless and 10 percent of unsheltered homeless in Napa County, while American Indian or Alaska Native residents comprised only 1.3 percent of the population in Napa (ACS, 2013). Similarly, the point in time count found that 18 percent of the sheltered homeless population and five percent of the unsheltered homeless population reported two or more races, compared to just four percent of the population of Napa as a whole.

Relative to Napa's population, the homeless population Napa County has a small share of White individuals, which comprise 70 percent of the County's homeless population and 75 percent of the population of the City of Napa. However, most White homeless individuals in Napa County are unsheltered, comprising 78 percent of the County's unsheltered homeless population and 66 percent of the County's sheltered population.

Hispanic or Latino residents comprise a smaller share of the County's homeless population (31 percent) than the population of the City of Napa as a whole (39 percent). Most homeless residents of Hispanic or Latino origin are sheltered, comprising 37 percent of the County's sheltered homeless population and only 18 percent of the County's unsheltered homeless population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The January 2014 PIT count estimated that there were a total of 285 persons who were homeless in Napa County, including 194 sheltered individuals and 91 unsheltered individuals. Children under the age of 18 accounted for 47 of these homeless individuals, all of whom were sheltered.

Although the population of sheltered individuals is larger than the population of unsheltered individuals overall, chronically homeless individuals and veterans were more likely to be unsheltered than sheltered. These data may suggest a need for additional facilities to serve chronically homeless individuals and homeless veterans or a need for outreach to assist chronically homeless individuals and homeless veterans in accessing services and facilities than are currently available.

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NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

The following section addresses the needs of individuals who are not homeless but require supportive housing and highlights the needs among these groups. These individuals include, but are not limited to:

- Elderly (defined as 62 and older)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with alcohol or other drug addiction
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

Napa has relatively large populations of farmworkers and individuals with limited proficiency in English, both of which are populations that may experience unique housing challenges. These populations and their special housing needs are also addressed in this section.

Describe the characteristics of special needs populations in your community:

Elderly and frail elderly

Approximately 15 percent of the City of Napa's population is 65 years old or older, a slightly lower proportion than Napa County as a whole. Seniors tend to have lower household incomes than the population as a whole; as shown in Napa's 2015 Housing Element, 58 percent of senior households in Napa had incomes under $50,000 per year, compared to 42 percent of households in Napa overall (ACS 2007-2011, as presented in 2015 Housing Element). According to CHAS data presented in Napa's 2015 Analysis of Impediment to Fair Housing Choice (AI), elderly non-family renter households have a high incidence of cost burden, with approximately 64 percent of these households in the City paying more than 30 percent of their household income towards housing.

A large proportion of seniors are homeowners rather than renters. According to 2010 Census data presented in Napa's 2015 Housing Element, 77 percent of senior households age 65-74, 75 percent of senior households age 75-84, and 60 percent of senior households age of 85 or older own their homes, while only 57 percent of households in Napa overall owned their homes.

Persons with Disabilities

There are an estimated 7,942 individuals with disabilities in the City of Napa, accounting for 10.4 percent of the City's civilian, non-institutionalized population age five years and older (ACS 2008-2012,

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as presented in Napa's 2015 AI). The share of persons in the City with disabilities is comparable to the County, where 10.7 percent of the population had a disability.

The U.S. Census Bureau American Community Survey places disabilities into six categories: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. According to ACS 2008-2010 data presented in Napa's 2015 AI, the largest proportion (51.5 percent) of disabled individuals in the City had an ambulatory disability. The second most common type of disability in the City was a cognitive disability (36 percent), followed closely by an independent living disability (35 percent) and a hearing disability (33 percent). It should be noted that individuals may have more than one disability.

Persons with disabilities are more likely to live in poverty. Working aged persons who are disabled are less likely to be employed and disabilities often entail medical expenses. These factors impact a person's ability to afford housing, particularly in the relatively expensive Napa housing market. Disabled persons who live in market-rate housing and require modifications to their units may see the costs for housing increased even further.

Based on American Community Survey data from 2008 through 2012, there are approximately 1,100 individuals with disabilities living in poverty within the City, and disability is linked to a substantially higher incidence of poverty for those under 65. For example, 19 percent of individuals with disabilities between the age of 18 and 64 years lived in poverty but only 10 percent of individuals without disabilities in this age group lived in poverty. While a large share of individuals age 65 and older has a disability, there is little difference between the persons with disabilities and the persons without disabilities in this age cohort in terms of the proportion living in poverty.

Persons with alcohol or other drug addiction

Data are not available on the prevalence of addiction to alcohol or other drugs in Napa. In 2014, the Napa County Health and Human Services Department served 451 people with alcohol or drug addiction. During the last homeless Point in Time count, a total of 79 persons (33 unsheltered and 46 sheltered) reported having a substance use disorder, representing 28 percent of the homeless population.

Persons with HIV and their families

As discussed below, the California Department of Public Health estimated that there were 99 HIV cases and 276 AIDS cases in Napa County as of June 2014. Persons with HIV or AIDS often have a higher risk of becoming homeless than the population at large due to a combination of factors, including high medical costs and a reduced ability to work due to AIDS-related illness. According to the Napa County Continuum of Care HMIS, nine residents with HIV or AIDS were homeless in Napa County at some point between April 1, 2013 and March 31, 2014.

Victims of domestic violence, dating violence, sexual assault, and stalking

As indicated in section NA-10 above, the incidence of domestic violence, dating violence, sexual assault, and stalking is severely underreported, which can make it difficult to identify victims. Moreover, information about the characteristics of people served by domestic violence shelters is typically kept confidential to maintain the safety of those seeking shelter. Domestic violence is often believed to be affect lower-income persons at higher rates than higher-income persons, but can affect people in all income brackets. However, lower-income persons affected by domestic violence often have limited options for leaving a domestic violence situation, putting them at higher risk of homelessness.

Limited English Proficiency (LEP)

Consistent with the large Hispanic/Latino population in the City, a substantial proportion of Napa residents speak Spanish at home. According to data presented in the AI, 36 percent of Napa residents speak Spanish at home. Overall, 40 percent of City residents speak a language other than English at home.

Farmworkers

Napa Valley is a fertile agricultural area known for its vineyards and wineries. The 2012 Napa County Farmworker Housing Needs Assessment completed by BAE Urban Economics in 2013 documents farm worker housing needs in the County. According to the Assessment, there are up to 7,000 or more farm workers working in Napa County, with the number varying greatly depending on time of year.

An increasing number of these farmworkers are choosing to reside in Napa County on a permanent or semi-permanent basis due to increased demand for year-round farm labor as well as difficulties crossing the U.S./Mexico border. The Assessment's worker survey poses several questions regarding farmworkers' "permanent home." Approximately 54 percent of all respondents indicated their permanent home is Napa County. Over 95 percent of farmworkers with permanent jobs in Napa agriculture reported that their permanent home was Napa County, along with 38 percent of seasonal workers and 25 percent of migrant workers.

Results from the Assessment's farmworker employer survey indicated that on average, just under half of Napa farmworkers live in the County during most of the year; 25 percent live outside the County but commute in to jobs within Napa County; 20 percent live outside of the County and reside in the County temporarily for work; and eight percent are migrant workers with no permanent place of residence.

The farmworkers who do choose to live in market-rate housing in Napa may experience extreme cost burdens. According to the 2006-2010 American Community Survey data from the U.S. Census Bureau analyzed by BAE, approximately 45 percent of workers in the agricultural sector living in Napa County who rent their housing have housing cost burdens (more than 30 percent of income spent on housing), including approximately 18 percent with extreme cost burdens (more than 50 percent of income spent

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on housing). Among agricultural sector workers who own their housing in Napa County, 40 percent reported paying more than 30 percent of their income for housing and just less than 16 percent reported paying more than 50 percent of their income for housing. Since these figures reflect the inclusion of people with occupations across the entire agricultural sector, including those that are typically higher paid than fieldworkers, the percentages from the American Community Survey analysis likely represent conservative estimates of the proportion of farmworkers overpaying or severely overpaying for housing in Napa County.

Farmworkers who choose to live in market-rate housing in Napa County are also likely to experience overcrowding. In order for most market rate residences to be affordable on a farmworker's income, it is often necessary for two or more families to share a house or apartment intended for single-family occupancy. A consequence of families sharing an apartment or house is that overcrowding becomes a financial necessity.

The Assessment's interviews with key stakeholders indicated that, with few housing options apart from overcrowded units, farmworkers are often vulnerable to attempted eviction by landlords. In the experience of some stakeholders interviewed, some landlords take advantage of the strong competition for units and knowingly rent sub-standard housing to farmworkers.

Overall, the constrained supply of housing units keeps the price of for-sale housing units high and out of reach for many low- and moderate-income households. The shortage of housing affordable to moderate-, low-, very low-, and extremely low-income households makes it difficult for farmworkers to live in Napa County, prompting many to commute in to their jobs from less expensive areas in neighboring counties or the Central Valley.

Information from key stakeholders indicates that a major concern with federally-funded affordable housing projects is the requirement that, at minimum, the head of household must provide documentation of legal resident status in order to qualify for the subsidized units. Additionally, traditional affordable housing projects struggle to accommodate the extended family configurations in which many farmworker households prefer to reside. These dual issues of documentation requirements and potentially inadequate unit sizes are important concerns that prospective affordable housing projects must confront. The legal documentation requirements, in particular, account for at least some local hesitancy to take advantage of federal loans and grants specifically meant for farm laborer housing, such as the U.S. Department of Agriculture's Section 514/516 Farm Labor Housing program. Funds from Section 514 loans and Section 516 grants can be used to purchase a site or a leasehold interest on a site; construct or repair housing, day care facilities or community rooms; pay fees to purchase durable household furnishings; or pay construction loan interest. Tenants of Section 514/516 subsidized housing projects must be farm laborers (and their families) who receive a substantial portion of income from primary production, processing, and transport of agricultural or aquacultural commodities, and must be either U.S. citizens or legally admitted for permanent residence. Neither legally admitted temporary laborers, such as H-2A workers nor farmworkers who lack documentation are eligible to live in such

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housing. These eligibility restrictions limit the number of Napa County farmworkers who might be interested and able to benefit from Section 514/Section 516 affordable housing.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing and supportive service needs for populations with special housing needs were determined based on data included in the Consolidated Plan as well as other data presented in the City's 2015 Housing Element and Analysis of Impediments to Fair Housing Choice. Additionally, local service providers were contacted for interviews to provide further insight on needs.

For many individuals with special housing needs, affordable housing represents a primary need. Specific needs for individual groups are discussed below as applicable.

Elderly and frail elderly

Many elderly residents face a unique set of housing needs, largely due to physical limitations, fixed incomes, and health care costs. Unit accessibility and proximity to transit, health care, and other services are important housing considerations for elderly residents. Housing affordability also represents a key issue for seniors, many of whom are living on fixed incomes.

Local service providers report that housing affordability and availability is a key challenge for seniors in Napa. Although there are subsidized senior housing facilities in the City, many of these have long waiting lists. In addition, there are no subsidized assisted living facilities in the City, limiting assisted living facilities to market-rate units for those who can afford them. Lower-income individuals are often unable to afford the cost of living in an assisted living facility and must bring services into their homes. Many affordable senior housing facilities have service coordinators who work to provide these services to residents at the development.

Elderly homeowners may often face unique housing challenges due to the need to undertake needed repairs or accessibility modifications with limited income. The City of Napa has historically used a portion of the City's CDBG funds to provide low and no-interest loans or grants to elderly homeowners to assist in making these repairs.

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Persons with Disabilities

Persons with a disability generally have lower incomes and often face barriers to finding employment or adequate housing due to physical or structural obstacles. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Depending on the severity of the disability, people may live independently with some assistance in their own homes, or may require assisted living and supportive services in special care facilities. Persons with disabilities are protected against housing discrimination by federal and State fair housing laws.

Persons with alcohol or other drug addiction

Persons with alcohol or other drug addiction are typically in need of treatment and counseling, and often benefit from permanent supportive housing. Many people with addictions to alcohol or other drugs also have a need for other supportive services, including mental health services and services that guide individuals through transitions to supportive or traditional housing environments. Services for persons with alcohol or other drug addiction are available through the Napa County Health and Human Services Department and permanent supportive housing facilities in Napa.

Victims of domestic violence, dating violence, sexual assault, and stalking

Although the primary need for victims of domestic violence, dating violence, sexual assault, and stalking is an environment that is safe and free of violence, counseling and other supportive services are also necessary. For many victims of domestic violence, services are needed after an individual leaves a violent home environment to allow the individual to be able to live independently. These services range from counseling to recover from trauma to assistance with finding employment and childcare. The Napa Emergency Women's Shelter provides trauma counseling to victims of domestic violence and assists women staying at the shelter in finding employment. Staff at NEWS report that a lack of affordable childcare presents a significant barrier to employment for many women leaving the shelter that would otherwise be able to become employed. The City of Napa has used CDBG to fund a Spanish-speaking counselor at NEWS to assist in providing these services.

Farmworkers

Farm workers have a variety of special housing needs in terms of affordability, location, and duration of residence. The increase in farmworkers that live in Napa County on a permanent basis increases the need for local, affordable farmworker housing and introduces issues related to providing housing for household types other than single adult men. The *Assessment's* stakeholder outreach process indicated that there is a growing trend of farmworkers no longer merely looking for a temporary bed, but rather seeking family housing and all the services and neighborhood amenities associated with raising families and being permanent members of the community in Napa County.

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Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

As of June 2014, the California Department of Public Health estimated that there were 99 HIV cases and 276 AIDS cases in Napa County. These figures represent 0.7 HIV cases and 2.0 AIDS cases per 1,000 people in Napa County, slightly lower than the statewide rates of 1.3 HIV cases and 4.4 AIDS cases per 1,000 people. Persons with HIV or AIDS often have a higher risk of becoming homeless than the population at large due to a combination of factors, including high medical costs and a reduced ability to work due to AIDS-related illness. According to the Napa County Continuum of Care Homeless Management Information System, nine residents with HIV or AIDS were homeless in Napa County at some point between April 1, 2013 and March 31, 2014.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

There is a need for ADA improvements to City-owned public facilities. The City adopted an ADA Self Evaluation and Updated Transition Plan in August 2008 that identified needed ADA improvements in over 65 City public facilities, including parks and senior center facilities. A number of recommended improvements have been made to City parks and facilities since the adoption of that plan. Modifications to parking and access and egress at the Senior Activity Center have been completed. The facility is still in need of ADA improvements that would require additional remodeling or re-construction of portions of the facility. The Senior Center Feasibility Study currently in development will outline a recommendation and funding required for addressing these current and future needs related to accessibility. However, the City is exploring funding sources for these improvements and will likely rely on funding sources other than CDBG funds to meet this need.

How were these needs determined?

See above.

Describe the jurisdiction's need for Public Improvements:

The City of Napa has extensive need for Public Improvements across a broad spectrum of categories.

In-fill Sidewalks

The City particularly has a need for improved sidewalks and has followed a strategy of expending CDBG funds on sidewalk improvements totaling $1.03 million over the past five-year cycle. Areas that have been identified as in need of in-fill sidewalks include some of Napa's low-income neighborhoods, including areas in proximity to senior housing, bus stops, and schools. Some areas without sidewalks are along paths frequently traveled by pedestrians. In addition, some sidewalks in Napa are severely

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buckled and in need of removal and replacement to mitigate safety hazards. ADA ramps are also needed in locations throughout the City, including low-income neighborhoods.

The Public Works Department keeps an inventory of specific locations for sidewalk improvements, including the addition of ADA-compliant crosswalks.

How were these needs determined?

The needs for public improvements were determined based on interviews with the City of Napa Public Works Department and comments received during the citizen participation and consultation process. The City of Napa Public Works Department maintains an inventory of sidewalks in need of repair, based in part on complaints received from the general public. Service providers identified a lack of sidewalks to be an issue in some low-income areas in Napa.

Describe the jurisdiction's need for Public Services:

Public service needs in Napa include supportive services for people who are homeless or at risk of homelessness and victims of domestic violence, information and outreach to Spanish-speaking residents with limited proficiency in English, fair housing activities, services for youths aging out of foster care, and supportive services to help elderly residents and residents with developmental disabilities live independently. These needs are documented in detail in other sections throughout the needs assessment section of the Consolidated Plan.

How were these needs determined?

The need for various public services was determined through an analysis of the data presented in the needs assessment of the Consolidated Plan, interviews with local service providers, comments received during the consultation and citizen participation process, and the City's 2015 AI.

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section of the Consolidated Plan provides information on Napa's housing inventory, including housing costs, the supply of affordable housing, the condition of housing units, homeless facilities and services, facilities and services for persons with special housing needs, and barriers to the production of affordable housing. This section also includes an overview of Napa's economic characteristics such as the industries located in the City, the types of jobs held by residents, and the skills and education levels of the City's workforce. Along with the Needs Assessment, the Market Analysis is used to inform the Strategic Plan section of the Consolidated Plan by identifying the City's needs.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

In 2011, the City of Napa had a total of 30,389 housing units, of which 63 percent were in single family detached structures, and another seven percent were in single family attached structures (typically townhouses). Just 26 percent of all units were in 2 to 20+ unit multifamily structures. This unit structure pattern is representative of a relatively suburban, lower density development pattern. As shown below, the unit size by tenure is especially mismatched per the housing profiles provided earlier in this Plan; just 4,321 units are studios (i.e. "no bedrooms") or one-bedroom units, while 7,692 households are one-person households.

All residential properties by number of units

Table 28 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	19,091	63%
1-unit, attached structure	2,014	7%
2-4 units	2,843	9%
5-19 units	2,992	10%
20 or more units	2,089	7%
Mobile Home, boat, RV, van, etc	1,360	4%
Total	***30,389***	***100%***

Data Source: 2007-2011 ACS

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Unit Size by Tenure

Table 29 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	119	1%	526	4%
1 bedroom	289	2%	3,387	29%
2 bedrooms	3,728	22%	5,134	43%
3 or more bedrooms	12,776	76%	2,820	24%
Total	***16,912***	***101%***	***11,867***	***100%***

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are 1,645 units of "assisted" (subsidized) affordable housing in the City of Napa for low-income households and seniors, as detailed in the City's 2015 Housing Element and Analysis of Impediments to Fair Housing Choice. These units include 17 subsidized developments with 683 units for low- and very low-income households of all ages. In addition, there are 14 senior housing developments that contain 877 assisted units for seniors and disabled individuals. Finally, 112 units of affordable housing have been produced in 12 developments as part of the City's inclusionary housing and density bonus programs.

One of the most significant barriers to the production of additional units of affordable housing is a lack of funding coupled with high construction costs. Funding has become more limited in recent years as a result of the dissolution of redevelopment agencies in California. The loss of the Napa Redevelopment Agency has considerably reduced the funding sources available for affordable housing, causing affordable housing developers to become increasingly dependent on the limited remaining sources. Prior to dissolution, the City's Redevelopment Agency spent 20 percent of its funds on affordable housing, and the City contributed an additional five percent.

Affordable housing development has been further constrained by the 2009 California Appellate Court ruling in the Palmer case, which effectively invalidated inclusionary housing ordinances for rental developments in California. Prior to the loss of redevelopment and the Palmer decision, Napa was active in supporting the development of affordable units through the City's Redevelopment Agency and inclusionary housing program.

Napa has responded to these challenges in part by amending the City's Inclusionary Housing Ordinance to require developers of market-rate projects to pay a fee to support future affordable housing development, rather than provide inclusionary units. This change brought Napa's ordinance into compliance with the ruling while continuing to support affordable housing.

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Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the City's 2015 Housing Element, none of the subsidized affordable housing units in Napa are at risk of being lost from the affordable housing inventory over the next decade.

Does the availability of housing units meet the needs of the population?

The number of households in need of affordable housing consistently exceeds the available supply of affordable units by a significant margin. Affordable housing developers hold lotteries to select tenants for new properties and typically have only enough units for a small fraction of interested households. Property managers for affordable developments subsequently maintain long waiting lists of prospective tenants who are offered units as space becomes available. Waiting lists for affordable properties will often consist of hundreds of households, most of which remain on the waiting list for at least six months and often longer. Similarly, the City maintains a considerable waiting list for Section 8 vouchers, which was closed in March 2013 due to the large number of households already on the list.

Furthermore, the City of Napa has historically had a low vacancy rate, an indicator of the strong need for rental housing in general, and affordable rental housing in particular. As part of its condominium conversion ordinance, the City uses a survey to establish the multifamily vacancy rate each year to determine whether a “rental housing shortage” exists; if a shortage exists, condominium conversions are prohibited in the next year. Based on the most recent survey in July 2014, the overall multifamily vacancy rate for all complexes with 20 or more units stands at 1.7 percent. This is an extremely low vacancy rate and per ordinance indicates a “Severe Rental Housing Shortage.” Housing economists generally consider a rental vacancy of five percent as sufficient to provide adequate choice and mobility for residents, and sufficient income for landlords. Lower rates impinge on resident mobility and lead to housing problems such as overcrowding and overpayment.

Describe the need for specific types of housing:

Napa’s 2015 Housing Element identifies existing and projected housing needs in Napa. As discussed in the Housing Element and substantiated by the data presented in the needs assessment and market analysis of this Consolidated Plan, affordable housing constitutes a primary high-priority housing need in Napa, and can be expected to continue to constitute a significant need for the foreseeable future as a result of increasing housing costs. In addition, there is a need for a range of housing types to serve the needs of specific groups, including low-income seniors, individuals with physical and developmental disabilities, large households, single-parent households, first-time homebuyers, farmworkers, and homeless individuals and families. While affordable housing can often address many of these needs, in some cases accessibility modifications or supportive services are needed to serve households with specific housing needs.

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MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Napa housing prices have increased considerably during recent years in both the for-sale and rental markets, creating severe strain in terms of affordability on many Napa households. While the 2014 median home sale price in Napa ($471,000) was lower than the median sale price in 2006 (prior to the recession), the 2014 median represents an 11-percent increase over the 2013 median ($423,000, DQNews). Median rents increased dramatically between 2006 and 2014; the average rent increased 28 percent.

As housing prices increase in Napa, there is an increased risk of displacement of the City's existing lower-income residents and a lack of housing options for people working to exit from homelessness or others seeking suitable affordable housing. Local fair housing service providers report that increases in housing costs have already caused some households to leave Napa County altogether in favor of more affordable locations in Solano County and elsewhere. For persons with special housing needs, high housing costs can be particularly problematic, since these households typically have fewer options than households without special housing needs.

Cost of Housing

Table 30 – Cost of Housing

	Base Year: 2006	Most Recent Year: 2014	% Change
Median Home Value	550,000	471,000	-14%
Median Contract Rent	1,181	1,517	28%

Data Source: DQNews.com California Home Sale Activity by City

RealFacts Market Overview

Table 31 - Rent Paid

Rent Paid	Number	%
Less than $500	943	8.0%
$500-999	3,436	29.0%
$1,000-1,499	4,579	38.6%
$1,500-1,999	2,084	17.6%
$2,000 or more	825	7.0%
Total	***11,867***	***100.0%***

Data Source: 2007-2011 ACS

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Housing Affordability

Table 32 – Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	595	No Data
50% HAMFI	1,890	465
80% HAMFI	6,710	1,575
100% HAMFI	No Data	2,145
Total	***9,195***	***4,185***

Data Source: 2007-2011 CHAS

Monthly Rent

Table 33 – Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	902	1131	1513	2159	2166
High HOME Rent	843	1030	1238	1421	1566
Low HOME Rent	753	807	968	1119	1248

Data Source Comments:

Is there sufficient housing for households at all income levels?

There is a shortage of housing that is affordable to low- and moderate-income households in Napa. The data in Table 32 show that 595 units in Napa were affordable to households earning 30 percent of AMI, according to 2007-2011 CHAS data. For comparison, there were 3,790 households within incomes at or below 30 percent of AMI during the same time period (2007 – 2011 CHAS, Table 6). Overall, the data in Table 32 show that 11,235 rental and ownership units in Napa were affordable to households earning a monthly income at or below 80 percent of AMI, while the data in Table 6 show that there were 13,310 households in Napa earning 80 percent of AMI or less. These data indicate that there are not a sufficient number of affordable housing units in Napa to meet the demonstrated demand, particularly for households earning incomes equal to 50 percent of AMI or less.

Moreover, Napa has a shortage of rental housing in general, regardless of affordability considerations. As discussed in MA-10 above, the City's rental vacancy rate was estimated at 1.7 percent in 2014, well below the rate that the City of Napa defines as indicating a severe rental housing shortage. This suggests that the relatively small inventory of housing that is priced affordably for lower-income households may not be available to households in need of low-cost units.

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How is affordability of housing likely to change considering changes to home values and/or rents?

Data in this section demonstrate a dramatic rise in both rents and home sale prices between 2000 and 2011. The significant increase in the median rent and home sale price over this period is particularly noteworthy in consideration of the significant disruption in the housing market related to the Great Recession, which began in 2008. The fact that rents and sale prices have increased to far surpass 2000 levels despite this period of general decline in home values and residential development activity strongly suggests that housing costs in Napa will continue to rise for the foreseeable future.

In addition, affordability challenges are exacerbated by lending terms that have become more restrictive in response to the recent recession. Along with increasing home prices, lender requirements for a minimum down payment or credit score present additional obstacles for prospective buyers. The Federal Housing Administration (FHA) offers loans with lower down payment requirements that are insured by the federal government and have allowed lower-income households to purchase a home that they could not otherwise afford. However, many sellers and loan officers prefer to work with buyers with conventional mortgages because of the added time and effort associated with processing and securing approval on a FHA loan, making it difficult for prospective buyers to use FHA loans in a competitive market.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to data from RealFacts, a private data vendor that surveys rental properties with 50 units of more, rents in Napa averaged $1,344 for a one-bedroom unit, $1,606 for a two-bedroom unit, and $2,021 for a three-bedroom unit in Napa in the first quarter of 2014. A comparison of these average market rents to the published HUD Fair Market Rent (FMR) levels for FY 2015 indicates that FMR levels are lower than the observed average market rent for one-bedroom units and two-bedroom units and marginally higher than the observed average market rate for three-bedroom units. Note that these FMRs are effective for the 2015 fiscal year, while the average market rents reflect observed rents from the first three months of 2014; the observed long-term escalation in rents in Napa suggests that it is likely average market rents for two- and three-bedroom units have increased beyond what these figures demonstrate.

The discrepancy between published FMR levels and observed average market rents is a critical factor in the effectiveness of the Housing Choice Voucher Program (Section 8). When actual market rents are consistently higher than published FMRs, participating landlords stand to increase profits by ceasing to participate in the Section 8 program. The City's strategy to preserve affordable housing through the implementation of the Section 8 program should track this discrepancy and consider its potential impact on the effectiveness of this key affordable housing program.

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MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Almost half of all Napa households reported one or more of the following housing conditions as of 2011: 1) lacks complete plumbing facilities; 2) lacks complete kitchen facilities; 3) more than one person per room (overcrowding); or 4) household is cost-burdened (i.e. household pays more than 30 percent of monthly income on housing costs). Renter-occupied households showed a much higher incidence of one or more of these housing conditions than owner-occupied households; 60 percent of all renter-occupied households reported one or more condition, compared with 42 percent of owner-occupied households.

In addition, nearly two-thirds of the City's housing stock was built prior to 1980, meaning that a significant share of the City's housing stock is more than 30 years old and more likely to be in need of rehabilitation or substantial repair. Housing units built before 1980 are also considered to be at risk of lead-based paint hazard.

Definitions

The City of Napa defines substandard condition to be any threat to the health and safety of the occupants. The City defines substandard condition but suitable for rehabilitation as any structural, mechanical, plumbing, or electrical deficiency, as well as any termite or other pest infestation, evidence of mold, un-cleanable surfaces, trip hazards, lack of earthquake bracing, deteriorated paint, insufficient heating and cooling, lack of water pressure, and presence of any building component or built-in appliance at the end of its serviceable life.

Condition of Units

Table 34 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,689	40%	6,229	52%
With two selected Conditions	347	2%	941	8%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,876	58%	4,697	40%
Total	***16,912***	***100%***	***11,867***	***100%***

Data Source: 2007-2011 ACS

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Year Unit Built

Table 35 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,350	8%	1,135	10%
1980-1999	4,210	25%	3,213	27%
1950-1979	8,824	52%	5,457	46%
Before 1950	2,528	15%	2,062	17%
Total	***16,912***	***100%***	***11,867***	***100%***

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Table 36 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,352	67%	7,519	63%
Housing Units build before 1980 with children present	685	4%	1,070	9%

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

Table 37 - Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Not Available	Not Available	Not Available
Abandoned Vacant Units	Not Available	Not Available	Not Available
REO Properties	Not Available	Not Available	Not Available
Abandoned REO Properties	Not Available	Not Available	Not Available

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

According to Napa's 2015 Housing Element, the last housing condition 'windshield' survey in Napa was conducted in 1990. The windshield survey focused on the four oldest core neighborhoods in the city: the "downtown core", "Old Town" adjacent to downtown, the A-B-C Streets, and Westwood. At the time of the survey eight percent of the homes in these four neighborhoods needed exterior repair. More recent informal staff surveys of these areas indicate that a same or smaller proportion of units in these areas is

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currently in need of exterior repair. Very few housing units in Napa are in need of complete replacement.

However, an earthquake in the City of Napa in August 2014 substantially damaged many structures in the City, leading to additional rehabilitation needs. In total, 162 commercial and residential properties in Napa were “red tagged”, meaning that buildings were badly damaged and could not be entered until repairs were made, and 1,643 commercial and residential properties were “yellow tagged”, meaning that buildings sustained moderate damage and were suitable for limited use only. The City issued 940 permits for earthquake-damaged properties and provided 90 emergency repair grants and five loans for earthquake repairs. A total of 115 households were displaced from red-tagged units. These data indicate that the earthquake led to an increase in the number of units in need of rehabilitation, some of which are yet to be repaired.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The age of housing is one of the indicators of lead poisoning risk, particularly pre-1940 housing. These units have a 90 percent chance of lead-content paint presence, as well as a likelihood of housing a high percentage of very low-income renters. According to 2007-2011 ACS data, Napa has an estimated 1,164 pre-1940 rental units and 1,378 pre-1940 owner-occupied housing units. In addition to pre-1940 housing, HUD considers housing stock built during the 1940s, 1950s, 1960s, and 1970s to contain lead-based paint and a high percentage to be occupied by very low-income households. As shown in Table 36 above, a total of 7,519 renter-occupied units and 11,352 owner-occupied units in Napa were built before 1980. Napa's oldest housing stock, particularly pre-1940 housing, is concentrated within the central core of the city.

The Housing Division of the City of Napa uses CDBG funds to operate a Lead Based Paint Abatement Program. All low-income residents of Napa are eligible for the program and lead based paint testing typically works in conjunction with the Rehabilitation Loan Program for low-income residents.
As most of the housing units assisted with CDBG funds were built before 1978, they are impacted by lead based paint regulations. Although the level of hazard reduction is determined by the amount of federal dollars spent on each project, every pre-1978 site is inspected and tested for lead hazards and all construction activities are monitored for compliance with HUD's "Safe Work Practices". Clearance testing is conducted at the completion of the projects to ensure that the site is free of hazards and safe for occupancy. In addition to the Lead Based Paint Program, the City of Napa also performs lead based paint testing on any properties affected by CDBG funds and built prior to 1978.

The Housing Rehabilitation Specialist in charge of the rehabilitation loan program is a certified lead-based paint inspector/risk assessor with the California Department of Public Health. Under the rehabilitation loan programs, only homes built before 1978 are tested and then only if paint will be disturbed. In addition, contractors participating in City housing programs are specifically prohibited from using lead-based paint in their work.

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During the first four years of Napa's previous Consolidated Plan (FY 2010/11 through FY 2013/14), four single family homes and one multi-family building were identified as having lead paint concentrations above safe levels, and all hazards were remediated as part of rehabilitation projects. A senior housing complex was also tested for lead-based paint hazards and found to be free of lead-based paint.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Napa does not own or operate any public housing units. Information on Section 8 Housing Choice vouchers and residents receiving assistance through Section 8 vouchers is provided in section NA-35 above.

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Totals Number of Units

Table 38 – Total Number of Units by Program Type

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	6		1,144	0	1,144	0	119	128
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Data Source: PIC (PIH Information Center)

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Describe the supply of public housing developments:

There are no public housing units in the City of Napa.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing units in the City of Napa.

Public Housing Condition

Table 39 - Public Housing Condition

Public Housing Development	Average Inspection Score
NA	NA

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing units in the City of Napa.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

There are no public housing units in the City of Napa.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

In 2006 the Homeless Services Planning Council prepared the Napa County Ten Year Plan to End Homelessness, which is based on a “Housing First” model. Recognizing that preventing loss of housing is both a cost-effective and humane way to address homelessness, Napa County has long been committed to strategies to help people retain their housing. The countywide approach is first to provide services to support ongoing housing stability. The second priority is to assist these households in finding and maintaining employment. The third priority is to focus on early identification and intervention with households at-risk of homelessness.

The fourth priority is to help those who become homeless to get off the streets and back into housing as quickly as possible. This requires the development of affordable permanent housing for people with extremely low incomes, and permanent supportive housing for people with disabilities in need of long-term service supports. In accordance with this approach, the Ten Year Plan recommends shifting the focus from emergency shelters and transitional housing to a housing system designed to get people back

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into permanent housing. To better meet these needs, the plan seeks to increase the supply of permanent housing available to people with extremely low incomes and the supply of permanent supportive housing for those with disabilities. To help achieve these increases in supply, alternative housing models – including single room occupancy units and shared housing for youth, seniors and families – are being explored, in addition to standard apartments.

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Facilities and Housing Targeted to Homeless Households

Table 40 - Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	42	0	58	3	0
Households with Only Adults	62	50	12	49	0
Chronically Homeless Households	0	0	0	43	0
Veterans	0	0	0	2	0
Unaccompanied Youth	21	0	12	0	0

Data Source Comments: Source: Napa Continuum of Care 2014 Point in Time Count, Housing Inventory Count

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Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

A number of mainstream services complement the services that are targeted specifically to homeless persons and families. These services include:

Outreach Services

- Puertas Abiertas Community Resource Agency provides an information and referral service to the Hispanic/Latino community.
- Outreach health workers from Clinic Ole work with farm workers in the fields and shelters.
- Napa County Health and Human Services Agency stations a Veterans' Service Officer downtown.

Employment

- Napa County Training and Employment Center provides services to homeless people through the Workforce Investment Board.
- CANV operates a culinary training program to homeless and low-income individuals.
- Experience Works Senior Community Service Employment Program provides training, experience, supportive services, and information to people over 55 and places participants in part-time employment at nonprofit organizations or government agencies.

Health Care/Mental Health Care Substance Abuse

- The Napa County Health and Human Services Agency provides mental health and substance abuse treatment programs, including psychiatric emergency response, medication, case management, day treatment, and outpatient counseling.
- Clinic Ole provides primary health care to all low-income and homeless people in the county.
- Buckelew Programs provides supportive services for mentally ill persons who are living independently in the community.
- CANV Shelter Services provides bus passes to disabled individuals for doctor or hospital appointments.

Case Management and Counseling

- Family Service of Napa Valley provides counseling services to the community, including persons with mental disabilities, persons with mental illness, persons with HIV/AIDS, persons with substance abuse problems, and persons with dual diagnoses.
- Napa Emergency Women's Shelter provides counseling to survivors of domestic violence in both English and Spanish.
- The Independent Living Program (ILP), administered by Napa Valley College, provides workshops on topics including home management and employment planning that prepare foster youth for

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emancipation. Napa County Health and Human Services Agency also provides a supplemental program with case managers that work with youth on individual discharge plans.

Food and Clothing

- Seventh Day Adventist and First Presbyterian churches operate food programs.
- The Community Action Napa Valley Food Bank provides food to low income and homeless individuals and families.
- Napa Store House provides no-cost food resources.
- The Hope Center provides basic needs such as food and clothing, life skills training, and voicemail boxes.

General Services

- The General Assistance Program, provided by Napa County Health and Human Services Agency, provides non-cash vendor payments to low income adults or extreme need families with no other source of income.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

As shown in Table 40, there were of 125 year-round emergency shelter beds, 50 seasonal beds, 82 transitional housing beds, and 97 permanent supportive housing beds in Napa County at the time of the last PIT count (January 2014). While information on these resources is collected at the County level and is therefore not available for the City of Napa itself, most of these facilities are located in or near the City of Napa. In addition to the facilities listed in the table, the City of Napa, Napa County, and local nonprofit organizations provide a number of services to meet the needs of homeless persons. Emergency shelters provide short-term housing options, including permanent shelters with case management and other services, temporary winter shelters, and overflow motel vouchers. Emergency shelters are provided at the following facilities:

- The Samaritan Family Shelter provides accommodations for seven families.
- The South Napa County Shelter provides 62 beds for clean and sober adults referred through the HOPE Center.
- Napa Emergency Women's Shelter provides emergency housing for four families.
- The Winter Shelter operates during winter months, generally mid-November through mid-April and can accommodate 50 people. It is open to all persons provided that they adhere to the Shelter's behavioral rules.

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Transitional housing provides temporary accommodations and comprehensive supportive services to individuals and families, typically for a period or three months to two years, in preparation for self-sufficiency. Services usually include case management, housing placement assistance, and after care. The ability to place participants into permanent housing upon program completion is central to the effectiveness of transitional housing programs. Transitional housing facilities include:

- Hartle Court, operated by Progress Foundation, provides 12 beds for low-income young adults leaving the foster care system who are homeless and have mental disabilities.
- Family Service of Napa Valley's Satellite Housing Program provides 16 residential beds with support services for mentally disabled adults.
- Catholic Charities' Rainbow House provides 13 family units for single mothers and their children.
- The Transitional Residential Alliance and Integrated Network (TRAIN) Program provides transitional housing rental assistance and crucial supportive services to individuals and families who are homeless and chronically homeless in Napa County. The program is designed to assist people experiencing substance abuse, mental health, co-occurring disabilities, HIV, physical disabilities, and domestic violence, and currently serves seven individuals and two families.
- Napa Valley Community Housing provides four units of transitional housing at Whistlestop Townhomes.
- CANV operates a Rapid Re-Housing program that provides rental assistance to four formerly homeless households

National trends increasingly emphasize affordable permanent supportive housing as an effective long-term strategy to end homelessness. The Napa County CoC's adoption of a Housing First model for addressing homelessness is consistent with this trend and is supported by the growing number of permanent supportive housing facilities in and near Napa. Permanent supportive housing in Napa County is provided as follows:

- Buckelew Programs provides eleven beds with support services for adults experiencing mental illness. At the last point in time homeless count, two of these beds served chronically homeless individuals.
- Family Services of Napa Valley provides eight beds for single adults. At the last point in time homeless count, all eight of these beds served chronically homeless individuals.
- Shelter Plus Care grants administered through the Housing Authority and Napa County Health and Human Services Agency currently subsidizes rent for ten individuals with special needs. At the last point in time homeless count, all of these beds served chronically homeless individuals.
- Hartle Court, operated by the Progress Foundation, provides 17 beds with supported living programs for mentally disabled adults. At the last point in time homeless count, all of these beds served chronically homeless individuals.

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Outreach Services to the Homeless

- The Progress Foundation employs three full-time equivalent outreach workers in the field who contact people out of doors through the Community Connection Network.
- A substance abuse worker from the Napa County Health and Human Services Agency conducts outreach and provides support for mental health and substance abuse at the HOPE Center.
- Napa police officers refer homeless persons to shelters and services, and are tightly networked with homeless service providers in Napa.
- Churches in the Napa Valley regularly provide information, referrals and assistance.
- The Progress Foundation provides street outreach to persons experiencing mental illness and mental health services to clients at the HOPE center, South Napa Shelter, and Samaritan Family Center.
- Napa County Mental Health Services employs a homeless outreach worker that provides assessment and referral for mental health services while stationed at the South Napa Shelter. The homeless outreach worker also provides short term case management for adults with serious mental illness and co-occurring disorders and refers individuals that may be in need of evaluation for psychiatric hospitalization to the crisis unit.
- Napa County Mental Health Services provides mental health services at the county jail.

Transportation

- CANV Shelter Services provides free bus passes from the VINE for use by homeless children and families with specific transportation needs.

Health Care/Mental Health Care Substance Abuse

- Alternative for Better Living and Our Family provide mental health support for fragile homeless populations.
- Sister Anne's Clinic (part of Clinic Ole Community Health) provides homeless people with free dental service.
- Napa County Health and Human Services employs a licensed Mental Health Counselor with regular hours at the Hope Center and South Napa Shelter to provide mental health screening and assessment in conjunction with healthcare assessments provided by Clinic Ole.

Childcare

- Napa County Health and Human Services Agency's Therapeutic Child Care Center provides care for children of substance abuse program clients.
- CANV Kids Development and Family Program provides early education to homeless and low-income children between 18 months and five years old.

Employment and life skills

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- CANV conducts employment and housing workshops for HOPE Center clients.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Many individuals and families that are not homeless require supportive housing and programs to enable them to live independently, including services to assist persons returning from mental and physical health institutions in securing appropriate housing. As discussed above in section NA-45, these individuals and households include, but are not limited to:

- Elderly (defined as 62 and older)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with alcohol or other drug addiction
- Persons with HIV/AIDS and their families

In Napa, other populations that may require supportive services include farmworkers and individuals with limited proficiency in English. This section provides information on facilities and organizations that provide supportive services to non-homeless households with special needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Special needs populations, including the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, and persons with HIV or AIDS and their families, often have special housing and service needs in order to live independently and avoid homelessness. These needs are discussed in greater detail in section NA-45 above. There are a number of facilities and services in the City of Napa and Napa County that serve the needs of residents with special housing and service needs, as discussed below. The facilities and services described below are intended to be representative of the resources available, but may not constitute a comprehensive list.

Elderly and frail elderly

There are a number of facilities and services that serve elderly and frail elderly residents. As discussed in section MA-10 above, there are 14 senior housing developments for seniors in Napa with 877 affordable units. However, there are no subsidized assisted living developments in Napa, suggesting a need for affordable assisted living developments in the City. The City of Napa provides low-interest loans and

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emergency repair grants to fund accessibility modifications and other needed home repairs that allow senior residents and others with disabilities to live independently.

Other services and facilities for seniors include the Napa Senior Activity Center, which provides daily meals, social events, driving courses, transportation passes, and other programs. Community Action Napa Valley offers meals for seniors through the Meals on Wheels and congregate meal sites programs. The Area Agency on Aging provides adult day care, caregiver referrals, meals, support for family caregivers, health promotion programs, and legal assistance to seniors. The Multipurpose Senior Services Program (MSSP) provides support services to frail adults over the age of 65 to delay or avoid the need for placement in a long-term care facilities, including respite care, non-emergency transportation, health education, adaptive equipment, and communications devices. The Napa Valley VINE Go Bus provides door-to-door shared transit for seniors and disabled persons.

Persons with disabilities

Housing for persons with disabilities in Napa includes the affordable units discussed in section MA-10, including 877 subsidized accessible units as well as other accessible units in Napa. As discussed in section NA-35 above, many lower-income households that include residents with disabilities receive Section 8 vouchers, allowing them to rent market-rate units. The City of Napa's emergency repair grants, discussed above, can also assist residents with disabilities in making accessibility modifications to their homes.

Services available for persons with disabilities include those provided through the Napa County Health and Human Services Agency, such as mental health treatment programs, psychiatric emergency response, medication, case management, day treatment, and outpatient counseling. As discussed above, the Napa Valley VINE Go Bus provides door-to-door shared transit for seniors and disabled persons. Fair Housing Napa Valley handles potential cases of housing discrimination, including cases involving discrimination on the basis of a resident's disability or refusal to provide reasonable modifications or accommodations. Family Service of Napa Valley provides counseling services to the community, including persons with mental disabilities. Buckelew Programs and Becoming Independent both provide supportive services for persons with mental disabilities who are living independently in the community.

Persons with alcohol and other drug addictions

The Napa County Health and Human Services Agency provides a range of services to residents with alcohol and other drug addictions. These services include information and referral, outreach and education, screening and assessment, prevention and early intervention, perinatal outreach, detoxification, residential and outpatient treatment, and case management and aftercare.

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Persons with HIV/AIDS and their families

Since many individuals with HIV or AIDS and their families have difficulty affording housing due to high medical costs and a reduced ability to work, the affordable housing resources listed in section MA-10 provide one resource for persons with HIV or AIDS in Napa. Organizations that offer services specifically targeted to individuals with HIV or AIDS include The Care Network, which provides information, referrals, help with benefits, volunteer assistance, a clinic specialist, case management, support groups, counseling and other assistance. The Napa County Health Department provides free HIV testing, education and counseling, and referrals for HIV services.

Persons with Limited English Proficiency

The majority of Napa residents that have limited English proficiency are Spanish-speaking and are able to access services from local organizations that provide services targeted to Hispanic and Latino residents. These organizations include the Puertas Abiertas Community Resource Agency, which provides an information and referral service to the Hispanic/Latino community. Fair Housing Napa Valley investigates housing discrimination complaints, including cases involving discrimination on the basis of national origin. Legal Aid of Napa Valley offers free legal services and clinics in Spanish and English, including providing advice and representation to immigrants and their families.

Farmworkers

Similar to other populations with special housing needs, farmworkers are often in need of affordable housing options, and therefore can potentially be served by the subsidized affordable housing and Section 8 vouchers available in Napa, provided that there are units or vouchers available. However, these resources are often unavailable for households that include undocumented immigrants (HACN's Section 8 policies related to undocumented immigrants are summarized in Section NA-35). In addition, in unincorporated Napa County, there are 180 beds in three farmworker centers for unaccompanied men that provide meals, 106 beds in six permitted private facilities, and approximately 80 farm labor dwellings that can accommodate up to five farmworkers each.

Many of the services available to Spanish-speaking persons with limited English proficiency are also available to farmworkers, a large number of which are immigrants from Spanish-speaking countries. Services specifically targeted to farmworkers include outreach health workers from Clinic Ole that work with farm workers in fields and shelters.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The following information is provided in the 2013 CoC application relative to policies and protocols that the CoC has in place to ensure that persons returning from mental and physical health institutions receive appropriate supportive housing.

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Procedures for persons discharged from physical health institutions

Napa CoC has a policy of not discharging patients from healthcare institutions onto streets, shelters, or McKinney Vento-funded programs. Implementation of the CoC's policy is overseen by County Health and Human Services. Upon admission to Queen of the Valley Medical Center (Napa's only hospital), a staff social worker assesses the patient's anticipated discharge needs and resources available, including housing needs and appropriate housing options. Patients needing skilled care placement are referred to a nursing home where MediCal reimburses expenses. The social worker helps patients needing lower levels of medical care to identify discharge-housing options and access needed mainstream benefits and services.

The CoC is exploring Nightingale, a respite discharge project proposed by Catholic Charities (which runs similar programs elsewhere), that would collocate a clinic with supportive housing for homeless patients requiring skilled care.

Napa County Health and Human Services Agency coordinates hospital discharge planning for the CoC, in partnership with the Queen of the Valley Medical Center and Care Network (outreach team for holistic healing for those with long-term illnesses), Piner's Nursing Home, and Home Instead (respite care facility). Catholic Charities and Clinic Ole may join this partnership through the Nightingale program.

Procedures for persons discharged from mental health institutions

The CoC's discharge planning for those leaving mental health institutions is set and implemented by the County Mental Health Services-led Authorization and Recovery Review Committee. In close partnership with the CoC (i.e. led by and comprised of CoC agencies), this Committee creates housing plans for people in long-term care facilities who have been identified as ready for discharge into the community within 30 to 60 days.

The Committee works with both CoC-funded permanent supportive housing projects and non-CoC funded supportive housing (including Family Services of Napa Valley Satellite Housing Program; Progress Foundation's Bella House, Progress Place, Skyline Apartments and Hartle Court; and local board and care homes) to secure appropriate placement after discharge. These partners agree to plans to move people from 24-hour staffed residential housing programs into less restrictive, more recovery-focused supportive housing programs before transitioning to independent/mainstream housing.

The Residential Utilization Review Committee (led by staff from the county's Mental Health Services division) leads biweekly meetings to coordinate each patient's housing and supportive services plan. They work with the county's mental health division and mental health providers under contract with the county to ensure appropriate supportive services, including intensive mental health assistance, for clients.

Supportive housing stakeholders include CoC-funded Buckelew Programs, Housing Authority of the City of Napa, Community Action Napa Valley, and Catholic Charities; as well as non-CoC-funded Family Services of Napa Valley Satellite Housing Program, Progress Foundation (Bella House, Progress Place, Skyline Apartments, Hartle Court) and local board and care homes.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Napa engages in ongoing coordination with organizations that provide housing and supportive services to persons with special needs, as detailed in section MA-35, and will continue to do so during the next year. In addition, the City has adopted zoning ordinance amendments and other policies that support the development of affordable housing and housing for residents with special needs. Napa also engages in many activities that help to provide affordable housing, which is a primary need among many households with special needs. These activities are detailed in other sections of the Consolidated Plan and include implementation of the Section 8 Housing Choice Voucher program, supportive land use policies, and programs that generate revenue to support affordable housing activities.

Actions that the City plans to undertake in the next year with the aid of CDBG funds include providing housing rehabilitation loans to low-income households and providing funding for a Spanish-speaking counselor at the Napa Emergency Women's Shelter (NEWS). Housing rehabilitation loans can be used to install accessibility modifications that are needed by elderly residents or residents with disabilities or to complete other repairs that allow elderly homeowners to remain in their homes. The counselor at NEWS will assist Spanish-speaking victims of domestic violence.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See response above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

In accordance with State law, Napa's 2015-2023 Housing Element documents actual and potential governmental constraints to affordable housing production. These constraints include land use controls, building codes and enforcement, site improvement requirements, fees and other exactions, local

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processing and permit procedures, and policies related to housing for persons with disabilities. The following is a brief summation of the detailed constraints analysis provided in the Housing Element.

Land Use Controls

The Housing Element found that the City's land use regulations generally facilitate affordable and market-rate housing development rather than serve as a constraint. Napa has an adequate amount of potential development sites to accommodate the City's projected housing need across income categories as required by State law, including sites zoned at 20 or more units per acre. In addition, the City recently amended regulations related to transitional and permanent supportive housing, secondary units, density bonuses, and reasonable accommodation procedures so as to address potential constraints to affordable housing production identified in the previous Housing Element and to be consistent with State law. The City has reduced its parking requirements in many zoning districts and reduced parking space size minimums in 2010. Staff review of parking standards concluded that City standards continue to be appropriate and do not pose a constraint to affordable housing development. In addition, the City modified the City's Inclusionary Housing Ordinance in response to a recent court decision that invalidated the ordinance. Under the amended regulations, developers of new market-rate residential projects are required to pay an Affordable Housing Impact Fee rather than provide inclusionary units, allowing the City to continue to support affordable housing production through revenue collected from the fee.

The Housing Element includes a program to amend the City's current Single Room Occupancy (SRO) Ordinance to assure well managed SRO developments and encourage new SRO developments that meet City standards. Because SRO developments typically provide housing to individuals with extremely limited incomes, this program further facilitates the production of affordable housing.

The City of Napa has a Rural Urban Limit (RUL) line and a General Plan policy that provides for an average of about 300 new residential units per year from 1990 to 2020, both of which are intended to manage growth. The 300-unit per year average has never been exceeded; currently the average number of units constructed since the projections were put in place is approximately 210 units per year, and the number of units constructed has rarely exceeded 300 units any one year. Staff did not conclude that the growth management program posed a constraint to affordable housing development.

Building Codes and Enforcement

In general, City building and fire codes reflect State law and do not constitute an unnecessary constraint to the production of affordable housing. However, City Building Department staff report that certain voluntary amendments being considered for adoption, particularly a proposed standard that would require new buildings to exceed energy efficiency by 15 percent above required standards, could substantially increase construction costs. Increased energy efficiency to meet State greenhouse gas emission goals for 2020 will need to be balanced against increases in housing costs.

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Fees and Exactions
Napa's development fees are relatively low compared to many other Bay Area cities and, with limited exceptions, have not been updated since 2005 or earlier, while construction costs have risen. Housing impact fees are waived if affordable units are voluntarily constructed onsite. The City has taken steps to defer fees for affordable housing projects, however, it is difficult to waive impact fees related to a development as some entity, usually the City, must make up the difference.

Permit Processing
The Housing Element did not identify permit processing times as a constraint in Napa. Parcel maps may take four to six months for approval then another three to four months for preparation of building and improvement plans and issuance of a building permits, or seven to ten months total. Overall, permit processing times are well within reasonable limits.

Housing for Persons with Disabilities
The City's zoning ordinance and other policies promote supportive housing and fair access to housing for persons with disabilities. For example, the ordinance provides parking reductions for disabled housing developments and SROs and varied housing types are allowed in several districts distributed geographically in areas throughout the City. The City also adopted a "reasonable accommodation" ordinance in 2010.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The following data indicate that Napa residents work in a diverse range of industries and that the City's working population has a relatively low level of educational attainment, likely reflecting the predominance of industries that do not require advanced levels of formal education.

In 2011, there were 21,119 jobs located in Napa (i.e. jobs located in the City of Napa, that may or may not be held by Napa residents). Over half of these jobs were in the three predominant sectors, which included: Education and Health Care Services (23 percent of jobs); Arts, Entertainment, and Accommodations (17 percent of jobs); and Retail Trade (17 percent of jobs). Jobs in the Arts, Entertainment, and Accommodations industry and Retail Trade industry are typically associated with relatively low wages that are not sufficient to afford market-rate housing in Napa.

Napa residents worked in a more varied set of sectors (i.e. jobs held by Napa residents, which may or may not be located in the City of Napa), with Manufacturing in particular accounting for a much larger percentage of the City's workforce (14 percent of workers) than jobs. It should be noted that the Manufacturing sector includes beverage and food production firms, and so this figure likely represents a significant number of Napa workers employed in the regional wine industry.

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A relatively high proportion of employed Napa residents had a daily commute of less than 30 minutes. This signals a relatively high concentration of employers in the city's immediate vicinity, which in turn supports opportunities for employment growth in complementary industries in Napa.

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Economic Development Market Analysis

Business Activity

Table 41 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,920	549	6	3	-3
Arts, Entertainment, Accommodations	5,156	3,869	17	18	1
Construction	1,612	1,143	5	5	0
Education and Health Care Services	4,809	5,251	16	25	9
Finance, Insurance, and Real Estate	1,585	1,166	5	6	1
Information	467	270	2	1	-1
Manufacturing	4,510	1,123	15	5	-10
Other Services	1,721	1,585	6	8	2
Professional, Scientific, Management Services	2,376	1,192	8	6	-2
Public Administration	0	0	0	0	0
Retail Trade	3,612	3,797	12	18	6
Transportation and Warehousing	894	505	3	2	-1
Wholesale Trade	1,349	669	4	3	-1
Total	30,011	21,119	--	--	--

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Table 42 - Labor Force

Total Population in the Civilian Labor Force	40,392
Civilian Employed Population 16 years and over	36,994
Unemployment Rate	8.41
Unemployment Rate for Ages 16-24	25.48
Unemployment Rate for Ages 25-65	5.41

Data Source: 2007-2011 ACS

Table 43 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	8,109
Farming, fisheries and forestry occupations	1,223
Service	3,677
Sales and office	8,258
Construction, extraction, maintenance and repair	4,928
Production, transportation and material moving	1,806

Data Source: 2007-2011 ACS

Travel Time

Table 44 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	24,849	71%
30-59 Minutes	7,184	21%
60 or More Minutes	2,746	8%
Total	***34,779***	***100%***

Data Source: 2007-2011 ACS

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Education:

Educational Attainment by Employment Status (Population 16 and Older)

Table 45 - Educational Attainment by Employment Status

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	6,272	678	2,538
High school graduate (includes equivalency)	6,133	538	1,575
Some college or Associate's degree	9,448	689	2,393
Bachelor's degree or higher	9,081	327	1,443

Data Source: 2007-2011 ACS

Educational Attainment by Age

Table 46 - Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	381	1,924	1,980	2,223	982
9th to 12th grade, no diploma	843	1,224	1,070	1,067	622
High school graduate, GED, or alternative	2,304	2,204	2,389	3,653	2,992
Some college, no degree	2,119	2,038	1,949	4,758	2,345
Associate's degree	292	722	787	2,325	802
Bachelor's degree	494	2,198	1,718	3,737	1,403
Graduate or professional degree	0	393	722	2,173	1,195

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Table 47 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,141
High school graduate (includes equivalency)	32,204
Some college or Associate's degree	40,346
Bachelor's degree	55,168
Graduate or professional degree	80,650

Data Source: 2007-2011 ACS

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Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The sectors that accounted for over half of all jobs located in Napa in 2011 included: Education and Health Care Services (23 percent of jobs); Arts, Entertainment, and Accommodations (17 percent of jobs); and Retail Trade (17 percent of jobs). Jobs in hospitality and retail, which are heavily represented in the largest industries in Napa, generally earn relatively low wages. As a result, many people who work in Napa are unable to afford market-rate housing, leading to high housing cost burden, overcrowding, or in-commuting from elsewhere.

Along with the Manufacturing sector, businesses in these three sectors employed the majority of employed Napa residents.

Describe the workforce and infrastructure needs of the business community:

A workforce that is skilled in large or growing industry clusters is among the most important needs of the business community. The Napa-Lake Workforce Investment Board (NLWIB) oversees strategic workforce development initiatives in Napa and Lake Counties with the goal of preparing workers for employment in regional growth sectors through integration of education, training, and employment. According to the NLWIB 2013-2017 Local Strategic Workforce Plan, the wine and leisure and hospitality industries are well-established industries in Napa County, while the fastest growing industries in the county are leisure and hospitality, retail trade, and wholesale trade, consistent with Napa County's strong and growing wine industry and related tourism. Other growing industries include education, health care and social assistance, manufacturing, and professional and business services. Accordingly, local businesses have a need for workers that are trained in these industries.

In addition to workforce needs, small businesses in Napa often benefit from counseling, technical assistance, or funding for start-up or other costs. The Napa Sonoma Small Business Development Center (SBDC) provides services to small businesses in Napa, including one-on-one consulting and training on business plans, starting a business, and evaluating business expansion. The SBDC also provides technical assistance in certain industry areas such as restaurants and retail and assists businesses with accessing capital, often through lenders in the community, through the Small Business Administration and other sources.

Other local non-profits that assist with business needs are the Napa Chamber of Commerce, which plays a strong advocacy role for its members, and the Napa Downtown Association, whose members are the downtown merchants. Finally, the City's Economic Development Division serves as a business liaison and ombudsman, often connecting businesses with the services offered through the NLWIB or SBDC or assisting with City processes.

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Access to capital is presents a persistent challenge for small businesses, and has become more difficult in recent years due to stricter underwriting requirements for loans. Napa Economic Development staff report that a revolving loan fund for small businesses would be beneficial for many businesses located in Napa, but would be difficult to implement at the City level due to the potential exposure to risk of default.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Napa has experienced a large amount of recent private investment, particularly in the Downtown Area, which is expected to continue over the near term. In 2014, 25 new businesses opened in Downtown Napa, including 13 restaurants, five retail establishments, five businesses offering personal services, one wine tasting room, and a dinner theater and entertainment venue. In addition, 12 businesses relocated or expanded Downtown. Six additional new or expanding businesses are scheduled to open in the Downtown within the coming months. With the exception of a UPS store, all of the upcoming businesses will be restaurants and wine-related businesses.

The current increase in development activity is a result of the number of factors, including the ongoing recovery in the Bay Area real estate market, growing recognition of the City of Napa as a desirable tourist destination, and public improvement projects that have increased the feasibility and desirability of development in the Downtown area. Prior to the dissolution of redevelopment agencies in California, Napa's Downtown was designated a redevelopment area, which allowed the City to make strategic investments to spur development.

In addition to private investment, a number of public projects in Downtown Napa have been recently completed or are ongoing. Construction began on the Oxbow Bypass Channel, which is part of a larger flood protection project and is expected to be completed in June. The Army Corps of Engineers completed grading for China Point Overlook, readying the property for construction of a park in 2015. The City of Napa completed seismic retrofits and a roof replacement on Fire Station 1 downtown. The City also completed a two-way conversion project on First and Second Street downtown along with accompanying utility, amenities, and sidewalk upgrades. All streets in the Downtown Napa area were resurfaced and re-striped in preparation for the street conversion.

While these investments will create employment, much of this employment will be similar to the type that is already in the area, as described above. The City does not anticipate that these changes will result in new business support, infrastructure, or workforce development needs beyond the projects that the City has planned to date.

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How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Approximately one-quarter of employed Napa residents had a Bachelor's degree or higher level of educational attainment in 2011. This may reflect the significant role that industries such as Arts, Entertainment, and Accommodations; Manufacturing; and Retail Trade play in the City's workforce. Jobs in these industries, which account for 40 percent of all Napa workers, often do not require advanced levels of formal education.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce training initiatives that serve Napa residents include programs supported by the NLWIB and Napa Valley College. Services offered by the NLWIB include job postings, assistance in locating job training and education programs, information about financial assistance for training programs, services to help youth in finding a job or exploring career paths, information for youths aging out of foster care, OneStop Locations, and employment-related services and guidance for seniors and veterans. The NLWIB also offers pre-apprenticeship training programs that allow participants to get trained and working in construction jobs or apprenticeship programs within a relatively short timeframe.

In addition to standard community college courses, Napa Valley College offers specialized certificate programs that offer training in specific industries such as customer service or hospitality. Similar to the pre-apprenticeship programs offered through the NLWIB, these certificate programs provide a way for participants to receive training for specific occupations relatively quickly.

The workforce training initiatives that are available through the NLWIB and Napa Valley College provide a means for many individuals to participate more fully in employment opportunities. These efforts directly support Napa's Consolidated Plan by increasing access to job training, employment, and other supportive services, thereby allowing more households to earn sufficient income to afford housing and other essential goods and services.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

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If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Napa has an Economic Development Division that provides a full range of business services, with a focus on business retention and marketing, new business development and expansion and targeted business recruitment. The division provides significant coordination between property owners, developers, businesses, other city departments, and outside agencies to ensure successful projects. The City's economic development efforts ultimately have major economic impacts on the community by promoting businesses and stimulating job growth, potentially providing employment opportunities that will serve as a means for local households to earn enough income to afford housing and meet other essential needs.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Although this Consolidated Plan did not include an analysis of areas where households with multiple housing problems are concentrated, the high proportion of lower-income households that have housing problems (see sections NA-15, NA-20, NA-25, and NA-30) suggests that households with multiple housing problems are generally concentrated in the same areas as low-income households. Areas where low-income households are concentrated are discussed below.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The CDBG program defines low-income concentration as any block group where 51 percent or more of residents earn 80 percent of MFI or less. There are 20 block groups that are either partially or completely in the City of Napa that fall under this definition as of 2013 (most recent CDBG data available), as shown in Appendix E. Areas with a concentration of low-income households are primarily located in the central portion of the City, along Highway 29.

As discussed in greater detail in section NA-30 above, there are areas in Napa that have a concentration of non-White Hispanic/Latino residents. The City's areas of low-income concentration do not fully correlate with areas of minority concentration, although there is some overlap between the two geographies. One notable difference been the City's areas of low-income concentration and the City's areas of minority concentration is that Napa's downtown area is an area of low-income concentration, but is not an area of minority concentration.

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What are the characteristics of the market in these areas/neighborhoods?

Napa's 2015 AI provided maps that characterize Census Tracts throughout Napa, including those with a high concentration of racial or ethnic minorities or low-income families. As shown in the AI, areas of low-income and minority concentration are generally well-served by transit and tend to have a higher share of renters than owners. In addition, many areas with concentrations of low-income families or racial or ethnic minorities are in or near mixed-use areas with a mix of retail and services. These areas include Downtown and along Highway 29, Soscol Avenue, and Lincoln Avenue.

Are there any community assets in these areas/neighborhoods?

The wide range of community assets in areas with concentrations of low-income families or racial or ethnic minorities includes retail and services, schools, public parks, and public transportation. Downtown Napa and the adjacent residential area is the historic center of the City, and these areas have a number of remaining historic structures. The Downtown commercial area draws visitors from throughout the Bay Area and beyond for wine tasting, dining, and other recreational activities.

Are there other strategic opportunities in any of these areas?

The City of Napa has been engaged in an ongoing process to revitalize Downtown Napa, spurring investment and development in the area (see section MA-45 above). This presents a key opportunity to leverage the private investment in the Downtown area and continue to pursue public/private partnerships to complete a range of projects.

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan identifies priority needs in Napa and describes strategies that the City will engage in to address those needs during the five-year period covered by the Consolidated Plan. Needs are identified based on the Needs Assessment and Market Analysis sections for the Consolidated Plan as well as information gathered during the consultation and citizen participation process.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

The City of Napa does not have any geographic priority areas.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Napa does not allocate CDBG funds based on geographic priority areas. To the extent that activities funded through CDBG serve a particular geographic area, these activities are located in lower-income Census Tracts, according to CDBG regulations (i.e. low/moderate income area benefit). In recent years, these types of activities have consisted of improvements to sidewalks and parks in low-income Census tracts. In addition, Napa allocates funds to organizations that provide housing and services to low- and moderate-income persons, based on CDBG program regulations (low/moderate income limited clientele). This has included funding allocated to facilities and organizations providing services to homeless individuals and victims of domestic violence, as well as to support fair housing activities.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

The following table is from the IDIS system used to prepare this Consolidated Plan. Please note that all entries except for Description and Basis of Priority are pre-entered, with the author having the ability to only click on appropriate multiple-choice responses.

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Table 49 – Priority Needs Summary

1	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Napa
	Associated Goals	Housing rehabilitation for families and seniors Construct new affordable rental units for families Acquire and rehabilitate existing units Provide rental assistance Farmworker Housing First time homebuyers Permanent supportive housing Non-profit capital improvement projects
	Description	Increase the availability of housing affordable to extremely low-, very low-, low-, and moderate-income households through new construction, rehabilitation, tenant-based rental assistance, and preservation of existing units.

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	Basis for Relative Priority	As documented throughout the needs assessment and market analysis, there is a significant need to increase and preserve the affordable housing inventory in Napa. Additional affordable housing is needed to adequately serve the needs of lower-income households, including those with special housing needs.
2	**Priority Need Name**	Homeless Services
	Priority Level	High
	Population	Extremely Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City of Napa
	Associated Goals	Emergency shelter services Outreach/referral for Latino/Hispanic residents Services for children aging out of foster care Non-profit capital improvement projects
	Description	Provide assistance to homeless individuals and families through the emergency shelter system, transitional and permanent supportive housing, and services necessary to assist households in transitioning from homelessness.
	Basis for Relative Priority	As described elsewhere in this Consolidated Plan, the need for homeless services is very high in the City of Napa, as well as throughout Napa County. This includes emergency shelter, transitional and permanent supportive housing, and services.
3	**Priority Need Name**	Community Development
	Priority Level	High

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	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Napa
	Associated Goals	Outreach/referral for Latino/Hispanic residents Fair housing activities Services for children aging out of foster care Non-profit capital improvement projects In-fill sidewalks in low-income neighborhoods ADA improvements to City facilities Downtown revitalization Affordable childcare facilities
	Description	Implement non-housing capital improvements and services to improve the public realm, availability of services, and opportunities for economic advancement for low- and moderate-income households and households with special needs.
	Basis for Relative Priority	Community Development, both in terms of improvements such as ADA accessibility and sidewalks, as well as community services including fair housing counseling and domestic abuse services, are critically needed in the City of Napa.

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Narrative (Optional)

The City of Napa has three priority needs: Affordable housing, Homeless Services, and Community Development. Each of these priority needs has associated goals described in the next section.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Table 50 – Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As discussed in the needs assessment and market analysis, affordable housing constitutes a significant need in Napa. Through the HACN, the City of Napa provides tenant-based rental assistance through Section 8 Housing Choice vouchers. It is not anticipated that other funding sources will be used to provide tenant-based rental assistance during the planning period.
TBRA for Non-Homeless Special Needs	As discussed in the needs assessment and market analysis, affordable housing constitutes a significant need in Napa, particularly among households with special needs. Through the HACN, the City of Napa provides tenant-based rental assistance through Section 8 Housing Choice vouchers, including to households with special needs. It is not anticipated that other funding sources will be used to provide tenant-based rental assistance during the planning period.
New Unit Production	New affordable housing units are needed to address the City's needs, as identified in the needs assessment and market analysis, and subsidies and supportive housing policies are necessary to make affordable housing development feasible. Napa implements a number of policies and programs to support the production of new units, as detailed in the City's Housing Element. The City of Napa uses other funding sources, including the City's Housing Trust Fund, to provide financial support to affordable housing production.
Rehabilitation	Many lower-income households need housing rehabilitation assistance to address maintenance or accessibility needs. The City of Napa has a history of using CDBG funds to provide low-interest loans to low-income homeowners to assist with rehabilitation needs, and anticipates continuing to use CDBG funds for this purpose during the planning period.

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Acquisition, including preservation	The potentially high cost of acquisition and preservation is the most significant barrier to Napa using available funds for this purpose. However, Napa does intend to use staff time and available funding, including Napa's Housing Trust Fund, to engage in the acquisition of land and residential units as well as housing preservation, as appropriate. These actions are detailed in the City's 2015-2023 Housing Element.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

During the five-year Consolidated Plan period, Napa anticipates receiving approximately $3.4 million in CDBG funds, as shown in the table below. In addition to CDBG funds, other potential funding sources available to address housing and community development needs in Napa include the City of Napa Housing Trust Fund, HOME funds through the State Department of Housing and Community Development's HOME Program, State and federal Low Income Housing Tax Credits, CalHome, Federal Home Loan Bank Affordable Housing Program, Napa County Housing Trust funds, federal Continuum of Care funds, Emergency Shelter Grants, Shelter Plus Care, Mortgage Credit Certificates, and Section 8 Housing Choice vouchers. Napa also contributes staff time and City General Fund revenue to support housing and community development activities.

However, despite these potential resources, funding is not expected to be sufficient to address all needs identified in the Consolidated Plan. Funding shortages are consistently the most significant barrier to fully addressing Napa's housing and community development needs, and have recently become more acute as a result of the dissolution of redevelopment agencies in California.

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Anticipated Resources

Table 51 - Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	640,129	35,000	5,348	680,477	2,700,516	Expected amount for Year 1 from actual FY 2015/16 CDBG allocation. Expected amount for Years 2 through 5 based on allocation for Year 1.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
City of Napa Housing Trust Fund	public - local	Acquisition Housing				1,900,000	900,000	The City currently has approximately $1.9 million in its Housing Trust Fund, which is expected to become available and uncommitted after June 30, 2015. The City estimates an additional $225,000 per year in revenue to the Housing Trust Fund in the following years of the planning period, but this amount could change based on a pending City Council evaluation of the City's fee rates. These figures do not include approximately $2 million of Housing Trust Fund money that has already been reserved for an affordable housing project.

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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Many of the activities that the City intends to fund through CDBG will require additional public and private resources, and CDBG funds will be used to leverage these other funding sources. As discussed in section SP-45, the City of Napa plans to use CDBG funds for a range of activities during the five-year planning period, including sidewalk improvements, housing rehabilitation, fair housing services, and emergency shelter operations, consistent with activities that the City has funded in recent years. The City has a history of using CDBG funds to leverage General Fund revenue and other resources in order to complete sidewalk improvements and fund fair housing services and emergency shelter operations, and anticipates continuing to fund these activities similarly during the five-year planning period. Housing rehabilitation grants are not typically used to leverage other resources to fund individual projects, but instead provide a means for the residents to maintain existing housing resources, thereby greatly reducing the cost that would otherwise be associated with providing housing for the households that receive assistance through this activity.

In 2014, following the major earthquake, the City reprogrammed CalHome funds to expand resources available for rehab funding. In early 2015, the City also received a major CalHome grant of $600,000 to fund rehab of mobile homes.

The City of Napa plans to support affordable housing development, acquisition, and preservation activities during the planning period using the City's Housing Trust Fund. Because affordable housing projects typically require several funding sources, these Housing Trust Funds revenues help to leverage other sources of funding, including federal resources that are assembled by affordable housing developers.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There are several City-owned parcels that may be used to meet needs identified in this Plan. These include the Fire Museum parcel in downtown, and several small parcels that were acquired using dedicated Street Improvement funds, which would require reimbursement.

Fire Museum

The City of Napa's Successor Agency to the Napa Community Redevelopment Agency received approval of its Long Range Property Management Plan (LRPMP) by the State of California Department of Finance (DOF) as part of the redevelopment agency dissolution process. One site in the LRPMP, located at 1201 Main Street, was acquired by the redevelopment agency in the late 1970s using HUD Neighborhood Development Program (NDP) loan funds. Despite the agency's efforts to sell the property for redevelopment per the loan guidelines, the property did not sell, therefore the loan was repaid with Community Development Block Grant funds. The NDP Loan Close-out Agreement between the City of

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Napa and Napa Community Redevelopment Agency states that any proceeds that result from the sale of properties acquired with NDP funds must revolve into the local Community Development Block Grant Program as program income. In July 2013, Successor Agency staff contacted HUD staff to confirm that the requirement is still in place, and the response from HUD was "The closeout agreement follows the instruction of HCD Act where it governs the disposition of proceeds from Title I of Housing Act of 1949 assisted activities. Specifically, those proceeds are to be program income of the CDBG program."

Remnant Parcels

The City also owns excess right-of-way on Soscol that was acquired by the City's dedicated Street Improvement Fund. This land is under consideration to be utilized for affordable housing, but such use would require reimbursement to the special purpose Street Improvement Fund by the Housing Trust Fund. Similarly, a small remnant parcel on Terrace Avenue may be used by Habitat for Humanity housing project, requiring similar reimbursement by the Housing Trust Fund to the Street Improvement Fund.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Table 52 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF NAPA	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
HOUSING AUTHORITY OF THE CITY OF NAPA	Government	Rental	County
NAPA VALLEY COMMUNITY HOUSING	Developer	Rental	Region

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PROGRESS FOUNDATION	Non-profit organizations	Rental Non-homeless special needs public services	Region
Bridge Housing	Developer	Rental	Region
EAH Housing	Developer	Rental	Region
MERCY HOUSING	Developer	Rental	Nation
CHRISTIAN CHURCH HOMES	Developer	Rental	
COMMUNITY ACTION NAPA VALLEY	Non-profit organizations	Homelessness	Region
Napa Emergency Women's Services	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
NAPA COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the institutional delivery system are the result of years of ongoing collaboration between public institutions, non-profit organizations and the private sector. Some of these strengths include:

- A strong, well-managed municipal government;
- A mutually beneficial exchange of services between jurisdictions and community organizations;
- A continuing increase in capacity and effectiveness among social service providers;
- A high rate of volunteerism and commitment to private giving among residents;

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- Close collaboration and coordination among the County of Napa, the City of Napa, the Housing Authority of Napa, other cities in Napa Valley and a variety of non-profits in the "Continuum of Care," which is a broad-based countywide strategy to combat homelessness.

There will continue to be gaps between the need for housing, programs, and services and actual delivery of services. Following are some of the reasons for the gaps:

- A shortage of resources to support housing and community development activities, which has become more acute following the dissolution of redevelopment agencies in California, including the Napa Redevelopment Agency, and the Palmer Decision, which eliminated the ability of jurisdictions to require on-site inclusionary rental housing.
- Rapid increases in housing costs in Napa and throughout the Bay Area, which make it more difficult for individuals and families to secure suitable units at an affordable cost.
- Increasingly low vacancy rates making rental prices climb in Napa and throughout the entire Bay Area.
- There continues to be a shortage of permanent supportive and transitional housing facilities and support services for those in transition.
- At-risk persons are released from correctional, psychiatric institutions and group homes (aged-out foster youth) without sufficient housing and job resources.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Table 53 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		

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Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			
Domestic Abuse Services	X	X	

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Napa County Continuum of Care coordinates governmental and social service organizations to support service delivery to homeless persons in the County. A network of governmental and nonprofit agencies provides a number of services and facilities that are targeted to homeless persons as well as mainstream services that are available to and used by homeless persons in and near the City of Napa, as detailed in section MA-30 and shown in Table 53. These services include emergency shelters, transitional and permanent supportive housing, mental health services, employment services, transportation assistance, and other services that provide a means for homeless individuals and families to transition from homelessness. Outreach and referral activities carried out by law enforcement, emergency shelters, and other agencies enhance access to these resources.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths of the service delivery system for special needs populations and persons experiencing homelessness include a well-coordinated network of wide-ranging services and skilled and experienced service providers, including the emergency shelter system and permanent supportive housing providers.

While the scope of services offered by governmental and nonprofit organizations in Napa County is fairly comprehensive, the availability of services to fully address needs is limited by a shortage of resources. In particular, service providers cite a shortage of permanent supportive housing as a barrier to further reducing homelessness in Napa County.

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Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

Financial limitations are the most significant constraint to overcoming barriers to addressing priority needs in Napa County, and are expected to continue to serve as a limitation over the course of the planning period. However, the City of Napa engages in various activities to overcome gaps in the institutional structure and service delivery system within the limitations posed by funding constraints. The City of Napa's strategy to overcome these gaps includes a three-pronged approach:

1. Provide new affordable housing, including permanent supportive housing, through supportive City policies, funding assistance, and cooperation with nonprofit agencies. Specific actions that the City of Napa engages in to support new housing production are detailed in the City's Housing Element and summarized elsewhere in the Consolidated Plan.
2. Support the preservation of the existing affordable housing inventory through rehabilitation of existing units and monitoring of subsidized units with affordability restrictions. City efforts to preserve housing are detailed elsewhere in the Consolidated Plan.
3. Provide services to populations with special needs, individuals and families experiencing homelessness, and households at risk of becoming homeless, including rental assistance, emergency shelter services, mental and physical health care, employment training, legal assistance, and other services. As detailed elsewhere in the Consolidated Pan, the City of Napa participates in service provision through active engagement with the Continuum of Care, ongoing coordination with service providers, and City programs.

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Table 54 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing rehabilitation for families and seniors	2015	2020	Affordable Housing Non-Homeless Special Needs		Affordable Housing	CDBG: $1,467,160	Homeowner Housing Rehabilitated: 200 Household Housing Unit
2	Construct new affordable rental units for families	2015	2020	Affordable Housing Homeless		Affordable Housing	CDBG: $0	
3	Acquire and rehabilitate existing units	2015	2020	Affordable Housing		Affordable Housing	CDBG: $0	
4	Provide rental assistance	2015	2020	Affordable Housing Homeless Non-Homeless Special Needs		Affordable Housing	CDBG: $0	
5	Farmworker Housing	2015	2020	Affordable Housing Non-Homeless Special Needs		Affordable Housing	CDBG: $0	
6	First time homebuyers	2015	2020	Affordable Housing		Affordable Housing	CDBG: $0	
7	Permanent supportive housing	2015	2020	Affordable Housing Homeless		Affordable Housing	CDBG: $0	

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Emergency shelter services	2015	2020	Homeless		Homeless Services	CDBG: $381,690	Homeless Person Overnight Shelter: 425 Persons Assisted
9	Outreach/referral for Latino/Hispanic residents	2015	2020	Homeless Non-Homeless Special Needs Victims of domestic violence		Homeless Services Community Development	CDBG: $153,405	Homeless Person Overnight Shelter: 875 Persons Assisted
10	Fair housing activities	2015	2020	Non-Housing Community Development		Community Development	CDBG: $50,000	Public service activities other than Low/Moderate Income Housing Benefit: 225 Persons Assisted
11	Services for children aging out of foster care	2015	2020	Non-Homeless Special Needs Non-Housing Community Development		Homeless Services Community Development	CDBG: $0	
12	Non-profit capital improvement projects	2015	2020	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Affordable Housing Homeless Services Community Development	CDBG: $0	

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	In-fill sidewalks in low-income neighborhoods	2015	2020	Non-Housing Community Development		Community Development	CDBG: $500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3750 Persons Assisted
14	ADA improvements to City facilities	2015	2020	Non-Housing Community Development		Community Development	CDBG: $0	
15	Downtown revitalization	2015	2020	Non-Housing Community Development		Community Development	CDBG: $0	
16	Affordable childcare facilities	2015	2020	Non-Housing Community Development		Community Development	CDBG: $0	

Goal Descriptions

1	**Goal Name**	Housing rehabilitation for families and seniors
	Goal Description	Provide housing rehabilitation assistance to low-income homeowners and renters for maintenance, rehabilitation, and accessibility modifications.
2	**Goal Name**	Construct new affordable rental units
	Goal Description	This is a high priority need; however, CDBG funds are not sufficient to leverage other funding for this goal.
3	**Goal Name**	Acquire and rehabilitate existing units
	Goal Description	Due to high acquisition costs, CDBG funds are not sufficient to achieve this goal.

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4	**Goal Name**	Provide rental assistance
	Goal Description	The HACN provides Section 8 vouchers to meet this goal, including for families, small households, and households with special needs.
5	**Goal Name**	Farmworker Housing
	Goal Description	The Napa County Farmworker Study cited elsewhere in this Plan identified that for residents with farmworker occupations living in the City of Napa, permanent affordable housing is the most needed type of housing (due to less temporary residency, has shifted to mostly permanent). CDBG funds are not sufficient to meet this goal.
6	**Goal Name**	First time homebuyers
	Goal Description	This goal is to assist low-income first time homebuyers with the purchase of a home. Due to very high market rate sales prices for housing units in the City of Napa, achieving this goal is much-needed. However, CDBG funds are not sufficient to meet this goal.
7	**Goal Name**	Permanent supportive housing
	Goal Description	This goal is to provide permanent housing with supportive services to meet the needs of families and single-person households at risk of homelessness, farmworkers, and households with members with special needs.
8	**Goal Name**	Emergency shelter services
	Goal Description	Provide financial support toward operation of emergency shelters. The City of Napa has utilized CDBG funds to support CANV for many years, and this will continue during this Con Plan period.
9	**Goal Name**	Outreach/referral for Latino/Hispanic residents
	Goal Description	This goal is to provide a comfortable, safe service environment to reach and serve Latino/Hispanic residents, especially those with Spanish as their first language. To meet this goal, the City of Napa has and will continue to fund a bi-lingual counselor at NEWS, the domestic abuse shelter and service program.
10	**Goal Name**	Fair housing activities
	Goal Description	This goal pertains to outreach and group training on fair housing issues, as well as counseling on tenant/landlord issues to resolve disputes and prevent displacement. The City of Napa has utilized and plans to continue supporting Fair Housing Napa Valley to provide these services throughout the City during the 2015-2020 planning period.
11	**Goal Name**	Services for children aging out of foster care
	Goal Description	This goal would provide job placement, job training, referral, and permanent housing for children aging out of foster care. The City of Napa CDBG funds are not sufficient to meet this goal.

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12	**Goal Name**	Non-profit capital improvement projects
	Goal Description	In past Strategic Plans, this goal has been met by one-time grants to fund capital improvements at NEWS and CANV. The current grant projections do not provide sufficient funds to use CDBG for this purpose during the 2015-2020 period.
13	**Goal Name**	In-fill sidewalks in low-income neighborhoods
	Goal Description	The City of Napa has ongoing needs to provide new sidewalks, maintain existing sidewalks, and improve ADA accessibility at sidewalk-street intersections (typically constructed as a single improvement project). This Strategic Plan goal for 2015-2020 envisions spending less of the available CDBG funds for this goal than in past cycles due to other potential funding sources and other competing needs for the limited funds.
14	**Goal Name**	ADA improvements to City facilities
	Goal Description	This goal in the City of Napa is to provide contemporary ADA accessibility at city-owned facilities such as the senior center.
15	**Goal Name**	Downtown revitalization
	Goal Description	The City of Napa has been able to implement an ongoing downtown revitalization program for many years through its Community Redevelopment Agency. With the dissolution of the NCRA, these activities have essentially ceased. For this reason, this Strategic Plan incorporates a small program (if funding becomes available) to offer façade improvement grants on a revolving loan basis for small retail and restaurant businesses in Downtown Napa, in order to continue improving the pedestrian and merchandising function of Downtown. Napa's downtown businesses employ many low-income residents of Napa, and improving the function and attraction of these businesses will create additional jobs for Napa residents.
16	**Goal Name**	Affordable childcare facilities
	Goal Description	One of the key barriers to economic development mentioned during the outreach meeting convened for this Strategic Plan is the lack of affordable childcare facilities in the City of Napa, preventing many employable residents from obtaining employment. This goal would commence with a study of child care needs in Napa for low-income residents, and would identify locations to improve to provide additional affordable childcare slots. This may take the form of new facilities, or capital improvements to existing facilities for expansion/to meet licensing requirements. After improvements have been identified, this goal would be met by leveraging CDBG funds with other available funds to improve childcare facilities serving low-income households. The improvements will also create additional childcare jobs, an economic development strategy particularly well-suited to workers seeking career-ladder jobs in education and early childhood development.

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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Although the City of Napa does not anticipate using CDBG funds to support the development of new affordable housing during the upcoming planning period, the City does plan to use CDBG funds to support the CANV Family Shelter and the Napa Emergency Women's Shelter, as well as to support housing rehabilitation for low-income households. It is estimated that the Family Shelter will serve 34 households per year, totaling 170 households during the five-year planning period, and that the Napa Emergency Women's Shelter will serve 175 people per year, totaling 875 people during the five-year planning period. All households and individuals served at the Family Shelter and the Napa Emergency Women's Shelter can be expected to be extremely low- or low-income households. The City expects to provide rehabilitation assistance to 40 low-income households per year through CDBG-funded home rehabilitation loans and grants, totaling 200 households during the planning period.

As discussed in Section SP-35, Napa plans to use other resources, including the City's Housing Trust Fund, to support the production of new affordable housing units during the planning period. Because Napa relies on nonprofit and private affordable housing developers to construct new affordable units, the number of affordable units produced during the planning period will depend on a number of factors, including the specific projects proposed by developers and the availability of other funding sources to support development, and therefore could not be estimated at the time that this Plan was prepared.

The HACN will continue to provide Section 8 Housing Choice vouchers to qualified tenants during the planning period, which currently provide affordable housing for 1,165 households in Napa.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable; the City of Napa does not own or operate any public housing units.

Activities to Increase Resident Involvements

Not applicable; the City of Napa does not own or operate any public housing units.

Is the public housing agency designated as troubled under 24 CFR part 902?

Not applicable; the City of Napa does not own or operate any public housing units.

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Plan to remove the 'troubled' designation

Not applicable; the City of Napa does not own or operate any public housing units.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

In accordance with State law, Napa's 2015-2023 Housing Element documents actual and potential governmental constraints to affordable housing production. These constraints include land use controls, building codes and enforcement, site improvement requirements, fees and other exactions, local processing and permit procedures, and policies related to housing for persons with disabilities. The following is a brief summation of the detailed constraints analysis provided in the Housing Element.

Land Use Controls
The Housing Element found that the City's land use regulations generally facilitate affordable and market-rate housing development rather than serve as a constraint. Napa has an adequate amount of potential development sites to accommodate the City's projected housing need across income categories as required by State law, including sites zoned at 20 or more units per acre. In addition, the City recently amended regulations related to transitional and permanent supportive housing, secondary units, density bonuses, and reasonable accommodation procedures so as to address potential constraints to affordable housing production identified in the previous Housing Element and to be consistent with State law. The City has reduced its parking requirements in many zoning districts and reduced parking space size minimums in 2010. Staff review of parking standards concluded that City standards continue to be appropriate and do not pose a constraint to affordable housing development.

In addition, the City modified the City's Inclusionary Housing Ordinance in response to a recent court decision that invalidated the ordinance. Under the amended regulations, developers of new market-rate residential projects are required to pay an Affordable Housing Impact Fee rather than provide inclusionary units, allowing the City to continue to support affordable housing production through revenue collected from the fee.

The Housing Element includes a program to amend the City's current Single Room Occupancy (SRO) Ordinance to assure well managed SRO developments and encourage new SRO developments that meet City standards. Because SRO developments typically provide housing to individuals with extremely limited incomes, this program further facilitates the production of affordable housing.

The City of Napa has a Rural Urban Limit (RUL) line and a General Plan policy that provides for an average of about 300 new residential units per year from 1990 to 2020, both of which are intended to manage growth. The 300-unit per year average has never been exceeded; currently the average number of units constructed since the projections were put in place is approximately 210 units per year, and the

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number of units constructed has rarely exceeded 300 units any one year. Staff did not conclude that the growth management program posed a constraint to affordable housing development.

Building Codes and Enforcement
In general, City building and fire codes reflect State law and do not constitute an unnecessary constraint to the production of affordable housing. However, City Building Department staff report that certain voluntary amendments being considered for adoption, particularly a proposed standard that would require new buildings to exceed energy efficiency by 15 percent above required standards, could substantially increase construction costs. Increased energy efficiency to meet State greenhouse gas emission goals for 2020 will need to be balanced against increases in housing costs.

Fees and Exactions
Napa's development fees are relatively low compared to many other Bay Area cities and, with limited exceptions have not been updated since 2005 or earlier, while construction costs have risen. Housing impact fees are waived if affordable units are voluntarily constructed onsite. The City has taken steps to defer fees for affordable housing projects, however, it is difficult to waive impact fees related to a development as some entity, usually the City, must make up the difference.

Permit Processing
The Housing Element did not identify permit processing times as a constraint in Napa. Parcel maps may take four to six months for approval then another three to four months for preparation of building and improvement plans and issuance of a building permits, or seven to ten months total. Overall, permit processing times are well within reasonable limits.

Housing for Persons with Disabilities
The City's zoning ordinance and other policies promote supportive housing and fair access to housing for persons with disabilities. For example, the ordinance provides parking reductions for disabled housing developments and SROs and varied housing types are allowed in several districts distributed geographically in areas throughout the City. The City also adopted a "reasonable accommodation" ordinance in 2010.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As described above, the City of Napa's 2015-2023 Housing Element contains the following programs to remove barriers to the provision of new and rehabilitated affordable housing:

- Identification of 60 sites to meet Napa's Regional Housing Need Allocation (RHNA) goal of 835 new units for the planning period (which includes 432 units for extremely low to moderate income households). It should be noted that the Housing Element indicates these 60 sites have a combined development capacity of over 3,000 housing units.

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- Adoption of a Downtown Specific Plan (2012), which included designated of numerous additional mixed-use sites which allow for multifamily housing.
- Recent revisions to the City's parking regulations.
- Recommended expansion of the City's Affordable Housing Overlay Zone, although it should be noted that the Housing Element considers this zoning tool to be usable only for ownership housing, due to recent court ruling (Palmer) that prohibits inclusionary housing requirements for market-rate rental projects.

Numerous additional policies and programs in the City of Napa's updated Housing Element will work together to reduce barriers to affordable housing; for further information see http://www.cityofnapa.org/index.php?option=com_content&view=article&id=1748&Itemid=896.

SP-60 Homelessness Strategy – 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As discussed in the process, needs assessment, and market analysis sections of the Consolidated Plan, the City of Napa addresses homelessness on an ongoing basis in coordination with the Napa County Continuum of Care. As a part of these efforts, the City of Napa supports a variety of ongoing outreach activities, detailed in section MA-30. The goals presented in the Strategic Plan further support these efforts by supporting the emergency shelter system, which provides outreach, assessment, and referral to individuals and households experiencing homelessness.

Addressing the emergency and transitional housing needs of homeless persons

Similarly, the City of Napa engages in ongoing activities to address the emergency and transitional housing needs of homeless persons through participation in the Continuum of Care and by supporting agencies that provide emergency and transitional housing to Napa residents (see section MA-30). Additionally, the City ensures that local policies, as detailed in the City's Housing Element, facilitate the development of emergency and transitional housing.

Specific goals outlined in the Strategic Plan that further support the City's ongoing efforts to address emergency and transitional housing needs include Goal 8 (emergency shelter services) and Goal 12 (non-profit capital improvement projects). In recent years, Napa has supported Goal 8 by providing funding to Community Action Napa Valley for emergency shelter operations and to the Napa Emergency Women's Shelter for a Spanish-speaking counselor. The Strategic Plan anticipates the continuation of this support using CDBG funds. Napa's ability to use CDBG funds to expand support for operation of

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emergency and transitional housing is limited by the CDBG program's 15 percent cap on public services spending.

Goal 12 could support emergency and transitional housing by providing funding for capital improvement projects at existing emergency or transitional housing developments, or by supporting capital improvements to facilitate new developments. While the needs assessment and market analysis sections of the Consolidated Plan suggest a need for these types of capital improvements during the planning period, nonprofit agencies in Napa have not identified specific projects at this time.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Along with the City of Napa, there are a number of agencies in and near Napa that provide assistance to help homeless persons transition to independent living, as detailed in section MA-30. The City engages in ongoing coordination with these agencies, in part through participation in the Napa County Continuum of Care.

Goals that further support these efforts include Goal 7 (permanent supportive housing), Goal 8 (emergency shelter services), Goal 11 (services for children aging out of foster care), Goal 12 (non-profit capital improvement projects), and Goal 16 (affordable childcare facilities). These actions are intended to support the provision of housing and necessary supportive services to people transitioning from homelessness, including people who are currently living in emergency shelters. The City's ability to further support services for people transitioning from homeless is limited by funding constraints, including the CDBG program's 15 percent cap on public service spending.

In addition to services that are targeted specifically to households transitioning from homelessness, access to affordable housing is critical to help homeless individuals and families transition from homeless. The need for affordable housing in Napa and City programs to address this need are discussed in greater detail elsewhere in the Consolidated Plan and summarized in the following section.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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The City implements a number of policies and programs to provide access to affordable housing, which is essential to prevent homelessness among at-risk households, as detailed elsewhere in this document and in the City's Housing Element. Ongoing actions that the City of Napa engages in to provide access to affordable housing include, but are not limited to:

- Operating the Section 8 Housing Choice voucher program;
- Providing rental assistance through the HACN Family Unification Program, which can be used by youth aging out of foster care;
- Adopting land use and other regulations that support the development of affordable housing, emergency shelters, transitional housing, and permanent supportive housing; and
- Providing financial support for affordable housing activities.
- In addition, the Housing Authority provided funding to Hartle Court, an affordable housing project which includes transitional housing units for youth aging out of foster care.

Strategic Plan goals that help to provide access to affordable and supportive housing include Goals 1, 2, 3, 4, 5, and 7.

Many extremely low-income and special needs households may require specific services to avoid becoming homeless. Sections MA-30 and MA-35 detail services available to households in Napa that are at risk of becoming homeless. Strategic Plan goals that address the service needs of households at risk of homelessness include Goals 9, 10, 11, 12, and 16. Goal 9 seeks to provide outreach and referral services to Hispanic and Latino residents, which often include services that may be needed to avoid homelessness. Goal 10 seeks to support fair housing activities, which can assist in preventing wrongful evictions and discriminatory housing practices that could result in homelessness. Goal 11 seeks to provide services for youths aging out of foster care, which is often necessary to prevent homelessness. Goal 12 seeks to provide capital improvements to facilities operated by nonprofits, including agencies that provide services to at-risk households and individuals. Goal 16 seeks to provide facilities for affordable childcare, thereby addressing a common barrier to employment and economic independence.

As indicated in Table 54, a shortage of funding constitutes the primary barrier to helping low-income individuals and families to avoid becoming homeless.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Housing Division of the City of Napa uses CDBG funds to operate a Lead Based Paint Abatement Program that is typically implemented as part of the City's Rehabilitation Loan Program for low-income residents, and plans to continue this program during the five-year planning period. All low-income residents of Napa are eligible for the program and lead based paint testing.

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As discussed in Section MA-20 above, most of the housing units assisted with CDBG funds were built before 1978 and are therefore impacted by lead based paint regulations. Units built before 1978 that are assisted with CDBG funds are inspected and tested for lead hazards and all construction activities are monitored for compliance with HUD's Safe Work Practices. Clearance testing is conducted at the completion of the projects to ensure that the site is free of hazards and safe for occupancy. In addition to the Lead Based Paint Program, the City of Napa also performs lead based paint testing on any properties affected by CDBG funds and built prior to 1978.

How are the actions listed above related to the extent of lead poisoning and hazards?

As discussed above, units that were constructed before 1978 are tested for lead-based paint hazards, which is consistent with the factors associated with risk of lead-based paint hazards. The Housing Division will continue to implement the Lead Based Paint Abatement program and reduce lead-based paint hazards in accordance with HUD regulations and guidelines.

How are the actions listed above integrated into housing policies and procedures?

Actions to address lead-based paint programs are thoroughly integrated into housing policies and procedures due to the incorporation of testing and remediation of lead hazards through the City's housing rehabilitation program and Section 8 Housing Choice voucher program. The Housing Rehabilitation Specialist in charge of the Rehabilitation Loan Program is a certified as a lead-based paint inspector and risk assessor with the California Department of Public Health. The City also distributes information on lead-based paint to participants in the Section 8 Housing Choice voucher program and housing rehabilitation loan program. In addition, the City specifically prohibits contractors that participate in City housing programs from using lead-based paint in their work.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Napa addresses poverty both through City programs and in cooperation with other governmental agencies and local service organizations. The City's affordable housing policies, discussed in greater detail elsewhere in the Consolidated Plan and supported by the goals listed in Table 54, assist in providing affordable housing to lower-income households. For many households with poverty-level incomes, affordable housing is a necessary first step in overcoming poverty. Napa's economic development efforts help to stimulate economic expansion and job growth, potentially providing employment opportunities that will serve as a means for local households to earn incomes sufficient to overcome poverty.

In addition, many of the services available to low-income households and homeless persons in Napa (as detailed in sections MA-30 and MA-35) address barriers to overcoming poverty. These services include

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job training, assistance with finding employment, low- or no-cost childcare, life skills training, mental health services, and drug and alcohol counseling.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Napa's affordable housing plan is an integral element of the City's efforts to reduce poverty because households experiencing high housing cost burden, overcrowding, or other unstable living environments are often unable to take steps to overcome poverty without first securing suitable affordable housing. The City coordinates affordable housing efforts and poverty-reducing efforts through close coordination with governmental and nonprofit service agencies that assist people who are homeless or at risk of homelessness, policies that provide for permanent supportive housing, and other efforts. The City and other agencies that serve low-income households and homeless individuals and families provide cross-referrals to ensure that residents are aware of all available services and potential housing opportunities.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Napa's CDBG Monitoring Program includes performance monitoring, financial monitoring, Davis-Bacon compliance and environmental review compliance. Sub-recipients are required to submit quarterly beneficiary reports, including the numbers of persons served by income level, race, ethnicity, disability status and female head of household. Project costs are paid on a reimbursement basis. A request for reimbursement must have appropriate documentation attached to verify all expenditures. A report of program activities accompanies the draw down request.

In addition to regular ongoing emails and phone calls with all sub-recipients regarding program questions, project status updates, etc., the City also performs scheduled on site monitoring during the year. The purpose of monitoring is to ensure that all sub-recipients are in compliance with applicable Federal requirements and that performance goals are being achieved.

The City uses a Sub-recipient Monitoring Checklist to document each site visit. The checklist includes information on project accountability, project progress, progress on planned activities, beneficiary data compilation/reporting, program compliance, financial management compliance, property records, accounting procedures, procurement procedures, budget tracking, and cost allocation plans.

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If any compliance issues arise during the site visit, the City sends a follow-up letter that details any findings and explains the necessary resolution actions. Typically, sub-recipients have 30 days to correct issues.

Periodically, the City conducts mandatory training and technical sessions for all sub-recipients to enhance sub-recipients' understanding of CDBG regulations and reporting requirements. Recent training sessions have focused on ADA requirements, TTY requirements, race and ethnicity reporting and CDBG application submittal requirements.

The City utilizes a sub-recipient agreement for each sub-recipient to specify performance goals and identify applicable City and Federal requirements and reporting procedures. To enhance program compliance enforcement, there is language in the Sub-recipient Agreement that stipulates contract suspension or termination if a sub-recipient fails to correct substandard performance. If the required documents are not received, the City will fully suspend all payment reimbursement requests until findings are closed and reports submitted.

In addition, the City complies with single audit requirements and conducts an annual single-audit for federally-funded programs.

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

During the five-year Consolidated Plan period, Napa anticipates receiving approximately $3.4 million in CDBG funds, as shown in the table below. In addition to CDBG funds, other potential funding sources available to address housing and community development needs in Napa include the City of Napa Housing Trust Fund, HOME funds through the State Department of Housing and Community Development's HOME Program, State and federal Low Income Housing Tax Credits, CalHome, Federal Home Loan Bank Affordable Housing Program, Napa County Housing Trust funds, federal Continuum of Care funds, Emergency Shelter Grants, Shelter Plus Care, Mortgage Credit Certificates, and Section 8 Housing Choice vouchers. Napa also contributes staff time and City General Fund revenue to support housing and community development activities.

However, despite these potential resources, funding is not expected to be sufficient to address all needs identified in the Consolidated Plan. Funding shortages are consistently the most significant barrier to fully addressing Napa's housing and community development needs, and have recently become more acute as a result of the dissolution of redevelopment agencies in California.

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Anticipated Resources

Table 55 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	640,129	35,000	5,348	680,477	2,700,516	Expected amount for Year 1 from actual FY 2015/16 CDBG allocation. Expected amount for Years 2 through 5 based on allocation for Year 1.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
City of Napa Housing Trust Fund	public – local	Acquisition Housing				1,900,000	900,000	The City currently has approximately $1.9 million in its Housing Trust Fund, which is expected to become available and uncommitted after June 30, 2015. The City estimates an additional $225,000 per year in revenue to the Housing Trust Fund in the following years of the planning period, but this amount could change based on a pending City Council evaluation of the City's fee rates. These figures do not include approximately $2 million of Housing Trust Fund money that has already been reserved for an affordable housing project.

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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Many of the activities that the City intends to fund through CDBG will require additional public and private resources, and CDBG funds will be used to leverage these other funding sources. As discussed in section SP-45, the City of Napa plans to use CDBG funds for a range of activities during the five-year planning period, including sidewalk improvements, housing rehabilitation, fair housing services, and emergency shelter operations, consistent with activities that the City has funded in recent years. The City has a history of using CDBG funds to leverage General Fund revenue and other resources in order to complete sidewalk improvements and fund fair housing services and emergency shelter operations, and anticipates continuing to fund these activities similarly during the five-year planning period. Housing rehabilitation grants are not typically used to leverage other resources to fund individual projects, but instead provide a means for the residents to maintain existing housing resources, thereby greatly reducing the cost that would otherwise be associated with providing housing for the households that receive assistance through this activity.

In 2014, following the major earthquake, the City reprogrammed CalHome funds to expand resources available for rehab funding. In early 2015, the City also received a major CalHome grant of $600,000 to fund rehab of mobile homes.

The City of Napa plans to support affordable housing development, acquisition, and preservation activities during the planning period using the City's Housing Trust Fund. Because affordable housing projects typically require several funding sources, these Housing Trust Funds revenues help to leverage other sources of funding, including federal resources that are assembled by affordable housing developers.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There are several City-owned parcels that may be used to meet needs identified in this Plan. These include the Fire Museum parcel in downtown, and several small parcels that were acquired using dedicated Street Improvement funds, which would require reimbursement.

Fire Museum

The City of Napa's Successor Agency to the Napa Community Redevelopment Agency received approval of its Long Range Property Management Plan (LRPMP) by the State of California Department of Finance (DOF) as part of the redevelopment agency dissolution process. One site in the LRPMP, located at 1201 Main Street, was acquired by the redevelopment agency in the late 1970s using HUD Neighborhood Development Program (NDP) loan funds. Despite the agency's efforts to sell the property for redevelopment per the loan guidelines, the property did not sell, therefore the loan was repaid with

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Community Development Block Grant funds. The NDP Loan Close-out Agreement between the City of Napa and Napa Community Redevelopment Agency states that any proceeds that result from the sale of properties acquired with NDP funds must revolve into the local Community Development Block Grant Program as program income. In July 2013, Successor Agency staff contacted HUD staff to confirm that the requirement is still in place, and the response from HUD was "The closeout agreement follows the instruction of HCD Act where it governs the disposition of proceeds from Title I of Housing Act of 1949 assisted activities. Specifically, those proceeds are to be program income of the CDBG program."

Remnant Parcels

The City also owns excess right-of-way on Soscol that was acquired by the City's dedicated Street Improvement Fund. This land is under consideration to be utilized for affordable housing, but such use would require reimbursement to the special purpose Street Improvement Fund by the Housing Trust Fund. Similarly, a small remnant parcel on Terrace Avenue may be used by Habitat for Humanity housing project, requiring similar reimbursement by the Housing Trust Fund to the Street Improvement Fund.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 56 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing rehabilitation for families and seniors	2015	2020	Affordable Housing Non-Homeless Special Needs		Affordable Housing	CDBG: $293,432	Homeowner Housing Rehabilitated: 40 Household Housing Unit
2	Emergency shelter services	2015	2020	Homeless		Homeless Services	CDBG: $76,338	Homeless Person Overnight Shelter: 85 Persons Assisted
3	Outreach/referral for Latino/Hispanic residents	2015	2020	Homeless Non-Homeless Special Needs Victims of domestic violence		Homeless Services	CDBG: $30,681	Homeless Person Overnight Shelter: 175 Persons Assisted
4	Fair housing activities	2015	2020	Non-Housing Community Development		Community Development	CDBG: $10,000	Public service activities other than Low/Moderate Income Housing Benefit: 45 Persons Assisted
5	In-fill sidewalks in low-income neighborhoods	2015	2020	Non-Housing Community Development		Community Development	CDBG: $100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted

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Goal Descriptions

1	**Goal Name**	Housing rehabilitation for families and seniors
	Goal Description	Provide housing rehabilitation assistance to low-income homeowners and renters for maintenance, rehabilitation, and accessibility modifications.
2	**Goal Name**	Emergency shelter services
	Goal Description	Provide financial support toward operation of emergency shelters. The City of Napa has utilized CDBG funds to support CANV for many years, and this will continue during this Con Plan period.
3	**Goal Name**	Outreach/referral for Latino/Hispanic residents
	Goal Description	This goal is to provide a comfortable, safe service environment to reach and serve Latino/Hispanic residents, especially those with Spanish as their first language. To meet this goal, the City of Napa has and will continue to fund a bi-lingual counselor at NEWS, the domestic abuse shelter and service program.
4	**Goal Name**	Fair housing activities
	Goal Description	This goal pertains to outreach and group training on fair housing issues, as well as counseling on tenant/landlord issues to resolve disputes and prevent displacement. The City of Napa has utilized and plans to continue supporting Fair Housing Napa Valley to provide these services throughout the City during the 2015-2020 planning period.
5	**Goal Name**	In-fill sidewalks in low-income neighborhoods
	Goal Description	The City of Napa has ongoing needs to provide new sidewalks, maintain existing sidewalks, and improve ADA accessibility at sidewalk-street intersections (typically constructed as a single improvement project). This Strategic Plan goal for 2015-2020 envisions spending less of the available CDBG funds for this goal than in past cycles due to other potential funding sources and other competing needs for the limited CDBG funds.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Napa has allocated CDBG funding to four projects during the 2015/16 program year, as summarized in Table 57 below. Funding allocated to CDBG administration will provide support to City staff to administer and monitor grants and to prepare CDBG reporting documents. Single family housing rehab will provide low- and moderate-income households in Napa with funding for accessibility modifications and needed repairs to single-family owner-occupied housing units. Sidewalk installation and improvements projects will install sidewalks in areas that do not currently have sidewalks, repair damaged sidewalks that create safety hazards, and complete ADA improvements. Sidewalk installation and improvements that are funded through CDBG will be located in Census Tracts where at least 51 percent of the population has an income equal to 80 percent of AMI or less. The public services project included in the table below encompasses fair housing services, operational support for the CANV family shelter, and a bilingual (Spanish/English) counselor at the Napa Emergency Women's Shelter.

Projects

Table 57 – Project Information

#	Project Name
1	CDBG Administration
2	Housing Rehabilitation
3	Sidewalk Installation and Improvements
4	Public Services

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Napa determined allocation priorities based on information presented in the Consolidated Plan, including information gained from the consultation and citizen participation processes, the needs assessment, and the market analysis. In addition, the City of Napa considered the level of resources available from the CDBG program and the potential to leverage those funds to carry out various activities as well as the availability of other funding sources to address various needs. The allocation priorities in the First Year Annual Action Plan are consistent with the priorities outlined in the Strategic Plan.

A shortage of funding is expected to constitute the primary obstacle to addressing underserved needs in Napa. As shown in the Strategic Plan, the City of Napa has identified 17 goals for the 2015-2020 Consolidated Plan planning period, but does not anticipate having the funding necessary to allocate

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resources toward each of these goals. However, the City continues to search for additional funding sources to support housing and community development goals and apply for funding as appropriate.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG Administration
	Target Area	
	Goals Supported	Housing rehabilitation for families and seniors Emergency shelter services Outreach/referral for Latino/Hispanic residents Fair housing activities In-fill sidewalks in low-income neighborhoods
	Needs Addressed	Affordable Housing Homeless Services Community Development
	Funding	CDBG: $135,026
	Description	General management, oversight, monitoring, environmental review, accounting, and coordination of all CDBG programs
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable.
	Location Description	Citywide.
	Planned Activities	See description.
2	**Project Name**	Housing Rehabilitation
	Target Area	
	Goals Supported	Housing rehabilitation for families and seniors
	Needs Addressed	Affordable Housing
	Funding	CDBG: $293,432
	Description	Rehabilitation of housing
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this activity will benefit 40 families with incomes at or below 80 percent of AMI. Households that will benefit from this activity are expected to include seniors, households in need of accessibility improvements, and other households in need of necessary home repairs.
	Location Description	Citywide.
	Planned Activities	See description.

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3	**Project Name**	Sidewalk Installation and Improvements
	Target Area	
	Goals Supported	In-fill sidewalks in low-income neighborhoods
	Needs Addressed	Community Development
	Funding	CDBG: $100,000
	Description	Installation of Sidewalk and improvements
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	750 low and moderate income residents in neighborhoods where improvements are completed.
	Location Description	Various locations including Behrens Street neighborhood, Soscol Ave. between McKinstry St. and the Napa Valley Wine Train tracks, or any other eligible census tract.
	Planned Activities	New curb ramps and installation of new sidewalk to replace damaged or missing sidewalk.
4	**Project Name**	Public Services
	Target Area	
	Goals Supported	Emergency shelter services Outreach/referral for Latino/Hispanic residents Fair housing activities
	Needs Addressed	
	Funding	CDBG: $117,019
	Description	All Public Services Approved for the 2014 Annual Action Plan Including: FHNV, CANV, NEWS, and Legal Aid of Napa Valley
	Target Date	06/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	45 persons to receive fair housing counseling and landlord/tenant mediation from Fair Housing Napa Valley. 34 families served at the Community Action Napa Valley family shelter 175 persons served by a bilingual counselor at the Napa Emergency Women's Shelter
	Location Description	Citywide.
	Planned Activities	Provide funding to Fair Housing Napa Valley for fair housing outreach, education, counseling, and landlord/tenant mediation. Provide operational support to Community Action Napa Valley for the emergency family shelter. Provide funding for a bilingual counselor at the Napa Emergency Women's Shelter.

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

To the extent that activities funded through CDBG serve a particular geographic area, these activities are located in lower-income Census Tracts, according to CDBG regulations (i.e. low/moderate income area benefit). During the 2015/16 program year, projects located in a particular area will consist of sidewalk and ADA improvements in eligible low-income Census tracts, including improvements in the Behrens Street neighborhood and along Soscol Avenue between McKinstry Street and the Napa Valley Wine Train tracks.

In addition, Napa plans to allocate funds to organizations that provide housing and services to low- and moderate-income persons, based on CDBG program regulations (low/moderate income limited clientele). This consists of funding allocated to facilities and organizations providing services to homeless individuals and victims of domestic violence, as well as to support fair housing activities.

Geographic Distribution

Table 58 - Geographic Distribution

Target Area	Percentage of Funds
Not Applicable	Not Applicable

Rationale for the priorities for allocating investments geographically

See above.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section specifies goals for the number of households to be provided with affordable housing due to City of Napa CDBG expenditures within the 2015/16 program year by household type and type of activity. Per HUD guidelines, this section does not include the provision of emergency shelter, transitional shelter, or social services.

The First Year Action Plan allocates funding to provide households with affordable housing through housing rehabilitation, as discussed in sections AP-35 and AP-38. The City's housing rehabilitation activities provide low- and moderate-income homeowners with funding to complete needed home repairs and accessibility modifications, allowing these households to remain in their homes. The program primarily serves elderly households and households that include individuals with disabilities.

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	4
Special-Needs	36
Total	40

Table 60 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	40

AP-60 Public Housing – 91.220(h)

Introduction

This section is not applicable; the City of Napa does not own or operate any public housing units.

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Actions planned during the next year to address the needs to public housing

This section is not applicable; the City of Napa does not own or operate any public housing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

This section is not applicable; the City of Napa does not own or operate any public housing units.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

This section is not applicable; the City of Napa does not own or operate any public housing units.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Napa participates in the Napa County Continuum of Care, which seeks to coordinate housing and supportive services to assist homeless individuals and families in securing permanent housing. The City's First Year Annual Action Plan supports the Continuum of Care's activities to address homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As discussed in the Consolidated Plan, the City of Napa addresses homelessness on an ongoing basis in coordination with the Napa County Continuum of Care. As a part of these efforts, the City of Napa supports a variety of ongoing outreach activities, detailed in section MA-30 of the Consolidated Plan. Napa's one-year goals and projects specified in the First Year Annual Action Plan support these efforts by providing operational support to the CANV family shelter, which offers outreach, assessment, and referral to individuals and households experiencing homelessness. In addition, projects included in the First Year Annual Action Plan include providing funding for a Spanish-speaking counselor at the Napa Emergency Women's Shelter.

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Addressing the emergency shelter and transitional housing needs of homeless persons

The First Year Annual Action Plan allocates funding to provide support to the CANV family shelter and the Napa Emergency Women's shelter, which support the City's ongoing efforts to address emergency and transitional housing needs in Napa. The City of Napa also engages in ongoing activities to address the emergency shelter and transitional housing needs of homeless persons through participation in the Continuum of Care and by maintaining close networks with agencies that provide emergency and transitional housing to Napa residents (see section MA-30 of the Consolidated Plan). Additionally, the City ensures that local policies, as detailed in the City's Housing Element, facilitate the development of emergency and transitional housing. For example, recent updates to the City's zoning ordinance ensure that space is available for emergency shelters and that transitional and permanent supportive housing is allowed in all residential areas.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Along with the City of Napa, there are a number of agencies in and near Napa that provide assistance to help homeless persons make the transition to permanent housing and independent living, as detailed in section MA-30 of the Consolidated Plan. The City engages in ongoing coordination with these agencies, in part through participation in the Napa County Continuum of Care.

The Annual Action Plan allocates funding to the Community Action Napa Valley family shelter and Napa Emergency Women's Shelter, both of which provide services to assist people that are staying in shelters to make the transition to permanent housing and independent living. The City's ability to further support services for people transitioning from homelessness is somewhat limited by funding constraints, including the CDBG program's 15 percent cap on public services spending.

In addition to services that are targeted specifically to households transitioning from homelessness, access to affordable housing is critical to help homeless individuals and families transition from homelessness. Although Napa's First Year Annual Action Plan does not allocate CDBG funds to support the construction of new affordable units, the City uses its Housing Trust Fund and other funding sources to provide financial support to affordable developments. Napa also ensures that City ordinances and policies are designed to facilitate affordable housing production and remove constraints to the development of affordable housing. Programs to address the City's affordable housing needs are discussed in greater detail elsewhere in the Consolidated Plan and in the City's Housing Element.

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Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City implements a number of policies and programs to provide access to affordable housing, which is essential to prevent homelessness among at-risk households, as detailed elsewhere in the 2015-2020 Consolidated Plan and in the City's Housing Element. Ongoing actions that the City of Napa engages in to provide access to affordable housing include, but are not limited to:

- Operating the Section 8 Housing Choice voucher program;
- Providing rental assistance through the HACN Family Unification Program, which can be used by youth aging out of foster care;
- Adopting land use and other regulations that support the development of affordable housing, emergency shelters, transitional housing, and permanent supportive housing; and
- Providing financial support for affordable housing activities.

In addition to ongoing activities, the City of Napa uses available funding sources to provide financial support to assist in the development of new affordable housing developments, including developments for at-risk populations or populations with special needs. The Housing Authority recently provided funding to Hartle Court, an affordable housing project that includes transitional housing units for youth aging out of foster care.

Many extremely low-income and special needs households may require specific services to avoid becoming homeless. Sections MA-30 and MA-35 of the Consolidated Plan detail services available to households in Napa that are at risk of becoming homeless. In addition, the First Year Annual Action Plan allocates funding to support fair housing activities, which can assist in preventing wrongful evictions and discriminatory housing practices that could result in homelessness. A shortage of funding constitutes the primary barrier to helping low-income individuals and families to avoid becoming homeless.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

In accordance with State law, the City of Napa adopted a Housing Element Update in 2015 that details how the jurisdiction will plan for affordable housing, including an analysis of public policies that serve as barriers to affordable housing and specific actions that the City will take to remove any barriers. The City's 2015 Housing Element found that City policies generally support affordable housing production rather than serve as a constraint (see Section MA-40 of the Consolidated Plan). Nonetheless, the

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Housing Element includes actions that the City will take to further support affordable housing through City policies, as discussed below.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Housing Element Update contains the following programs to remove barriers to the provision of new and rehabilitated affordable housing:

- Identification of 60 sites to meet Napa's Regional Housing Need Allocation (RHNA) goal of 835 new units for the planning period (which includes 432 units for extremely low to moderate income households). The Housing Element indicates these 60 sites have a combined development capacity of over 3,000 housing units.
- Adoption of a Downtown Specific Plan (2012), which designated numerous additional mixed-use sites that allow for multifamily housing.
- Recent revisions to the City's parking regulations.
- Recommended expansion of the City's Affordable Housing Overlay Zone, although the Housing Element considers this zoning tool to be usable only for ownership housing due to a recent court ruling (Palmer) that prohibits inclusionary housing requirements for market-rate rental projects.

Numerous additional policies and programs in the City of Napa's updated Housing Element will work together to reduce barriers to affordable housing and further facilitate affordable housing production. For further information see http://www.cityofnapa.org/index.php?option=com_content&view=article&id=1748&Itemid=896.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Napa uses a number of strategies to address the affordable housing, homeless, and community development needs identified in the Consolidated Plan. This section provides an overview of the City's ongoing activities and planned future actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between housing providers and social service agencies.

Actions planned to address obstacles to meeting underserved needs

As discussed in section AP-35 above, a shortage of funding for affordable housing, homeless services, and community development activities is the primary obstacle to meeting underserved needs in Napa.

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The City of Napa actively pursues federal, state, local, and private funding sources to address underserved needs, and will continue to explore new and existing funding sources during the planning period and in subsequent years.

Actions planned to foster and maintain affordable housing

The City of Napa has a number of policies already in place and additional planned actions to foster and maintain affordable housing during the 2015/16 program year as well as in subsequent years. Ongoing and planned future actions to support the development and preservation of affordable housing are detailed in the City's 2015-2023 Housing Element and throughout the 2015-2020 Consolidated Plan. These actions include, but are not limited to:

- Identification of sites for affordable housing, including sites zoned to densities sufficient to make affordable housing development feasible;
- Providing Section 8 Housing Choice vouchers to low-income households through the Housing Authority;
- Efforts to ensure that City zoning regulations and other policies support the development of affordable and special needs housing;
- Collecting impact fees for market-rate residential and nonresidential development, which accrues to the City's Housing Trust Fund to support future affordable housing activities;
- Monitoring properties with affordability restrictions to determine when restrictions are set to expire and working with property owners to maintain affordability;
- Implementation of the City's Condominium Conversion Ordinance, which prevents the conversion of rental units when there is a shortage of rental housing; and
- Providing financial support to the development and preservation of affordable housing and housing for households with special needs.

While Napa does not plan to use CDBG funds to support the construction of new affordable housing units during the 2015/16 program year, the City does intend to use other available resources to support the development of affordable housing. The City has reserved approximately $2 million from the City's Housing Trust Fund for an affordable housing development, which is expected to be disbursed after June 30, 2015, and has an additional $1.9 million in the Housing Trust Fund that will become available to support additional affordable housing projects after June 30, 2015. As additional revenues accrue to the Housing Trust Fund from City fees and other sources, the City will make these funds available to support affordable housing activities, including new construction and preservation, on an ongoing basis.

As shown in sections AP-35 and AP-38 above and in section SP-45 of the Consolidated Plan, the City plans to continue to use CDBG funds to support housing rehabilitation for low- and moderate-income households during the 2015/16 program year and in future years. This program helps to preserve existing units and allows low- and moderate-income households to remain in their homes.

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Actions planned to reduce lead-based paint hazards

As discussed in section SP-65 of the Consolidated Plan, Napa operates a Lead Based Paint Abatement Program that is typically implemented as part of the City's Rehabilitation Loan Program. The First Year Annual Action Plan will continue to implement housing rehabilitation activities, as discussed in sections AP-35 and AP-38 above, and the Lead Based Paint Abatement Program will continue to be incorporated into City-funded housing rehabilitation activities. All low-income residents of Napa are eligible for the program and lead based paint testing.

Actions to address lead-based paint programs are integrated into housing policies and procedures due to the incorporation of testing and remediation of lead hazards in the City's housing rehabilitation program and Section 8 Housing Choice voucher program. The Housing Rehabilitation Specialist in charge of the Rehabilitation Loan Program is a certified as a lead-based paint inspector and risk assessor with the California Department of Public Health. The City also distributes information on lead-based paint to participants in the Section 8 Housing Choice voucher program and housing rehabilitation loan program. In addition, the City specifically prohibits contractors that participate in City housing programs from using lead-based paint in their work.

Actions planned to reduce the number of poverty-level families

The Annual Action Plan allocates funding for the Community Action Napa Valley emergency family shelter and the Napa Emergency Women's Shelter, both of which provide shelter and services to families in crisis. Services provided at these facilities include counseling, assistance with finding employment, and other services to help families to exit from homelessness.

On an ongoing basis, the City of Napa addresses poverty more broadly both through City programs and in cooperation with other governmental agencies and local service organizations. The City's affordable housing policies, discussed in greater detail above, in the Consolidated Plan, and in the City's 2015-2023 Housing Element, assist in providing affordable housing to lower-income households. For many households with poverty-level incomes, affordable housing is a necessary first step in overcoming poverty because households experiencing high housing cost burden, overcrowding, or other unstable living environments are often unable to take steps to overcome poverty without first securing suitable affordable housing. Napa's ongoing economic development efforts help to stimulate economic expansion and job growth, potentially providing employment opportunities that will serve as a means for local households to earn incomes sufficient to overcome poverty.

In addition programs and policies that are implemented by City agencies, the City of Napa addresses poverty through close coordination with governmental and nonprofit service agencies that provide permanent supportive housing or services that address barriers to overcoming poverty. Relevant services available through other governmental or non-profit agencies include job training, assistance with finding employment, low- or no-cost childcare, life skills training, mental health services, and drug and alcohol counseling, as detailed in sections MA-30 and MA-35 of the Consolidated Plan. The City and

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other agencies that serve low-income households and homeless individuals and families provide cross-referrals to ensure that residents are aware of all available services and potential housing opportunities.

Actions planned to develop institutional structure

The City of Napa engages in ongoing internal coordination and coordination with other agencies to address affordable housing, homeless, and community development needs in the City, and will continue this coordination during the 2015/16 program year and in subsequent years. The institutional structure that addresses these needs is described in detail in section SP-40 of the Consolidated Plan. Key agencies in the institutional structure include the City of Napa, the Housing Authority of the City of Napa, the Napa County Health and Human Services Department, affordable housing providers, homeless service providers, agencies that offer housing and supportive services to formerly homeless individuals and families and those at risk of homelessness, and other health and social service agencies.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Napa continues to participate in the Napa County Continuum of Care, which serves a critical role in coordinating services between public agencies, affordable housing providers, and social service agencies. Representatives from the Napa Police Department and the Housing Authority of the City of Napa plan to continue to serve on the Continuum of Care Governing Board to further these efforts.

In addition, on an ongoing basis the City of Napa works with affordable housing developers to construct and manage affordable housing in the City and with County agencies and nonprofit service providers to provide social services to residents. The City will continue to support these entities to achieve affordable housing, homeless services, and community development goals during the program year and in subsequent years.

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Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0[1]
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	100.00%
Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	1

[1] The City of Napa anticipates $35,000 in program income from the Housing Rehabilitation Revolving Loan Fund, but all of these funds will go back into the Housing Rehabilitation Loan Fund and therefore have already been reprogrammed.

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Appendix A - Alternate/Local Data Sources

1	**Data Source Name** Housing Authority of the City of Napa Database
	List the name of the organization or individual who originated the data set. Housing Authority of the City of Napa
	Provide a brief summary of the data set. The Housing Authority database includes information on current recipients of Section 8 Housing Choice Vouchers and households that are on the waiting list for vouchers.
	What was the purpose for developing this data set? The database was required to maintain records on people currently receiving Housing Choice Vouchers and people on the waiting list.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The database has a record for every household currently receiving Section 8 and every household on the waiting list.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? This data set is up-to-date as of February 2015
	What is the status of the data set (complete, in progress, or planned)? The data set is complete as of when it was used for the Consolidated Plan, but is continually updated to reflect ongoing changes.

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Appendix B – Public Comments

Appendix B-1: Community Survey Results

1. Keeping mind that not all activities can be funded due to limited resources, rate the level of need in the following categories on a scale of 1 to 5, with 1 being the lowest need and 5 being the highest need.

Housing Needs	Avg. Value	Responses	Min Value	Max Value
Affordable rental housing	4.82	34	3	5
Affordable housing for persons with disabilities	4.03	32	1	5
Homeless/transitional housing	3.97	31	2	5
Affordable ownership housing	3.52	29	1	5
Home repairs for accessibility	3.26	27	2	5
Home repairs for weatherization	3.00	30	1	5
Lead-based paint abatement	2.91	22	1	5
Public Facilities and Improvements	**Avg. Value**	**Responses**	**Min Value**	**Max Value**
Sidewalk improvements	3.56	32	1	5
ADA accessibility improvements (parks, sidewalks, etc.)	3.82	28	1	5
Street improvements	3.68	31	2	5
Street lighting	3.34	32	2	5
Parks and recreational facilities	3.26	31	1	5
Water and sewer improvements	3.18	28	1	5
Landscaping improvements and street trees	2.89	28	1	5
Public art	2.42	24	1	5
Public and Community Services	**Avg. Value**	**Responses**	**Min Value**	**Max Value**
Health/mental health services	4.41	32	1	5
Senior services (activities, transportation, etc.)	4.23	30	1	5
Crime prevention in low-income neighborhoods	4.07	30	2	5
Supportive services for youths aging out of foster care	4.03	31	2	5
Code enforcement/neighborhood clean-up in low-income neighborhoods	4.00	30	2	5
Youth activities (after school activities, mentoring, etc.)	4.00	32	3	5
Fair housing activities (discrimination and landlord/tenant issues)	3.96	28	2	5
Child care services for low-income households	3.94	32	2	5
Services for persons with disabilities (employment, day centers, transp, etc.)	3.93	30	1	5
Domestic violence services	3.93	29	1	5
Job training and career counseling for low-income households	3.81	31	1	5
Legal services for low-income households	3.48	31	1	5
Economic Development	**Avg. Value**	**Responses**	**Min Value**	**Max Value**
Job creation and retention programs for low-income persons	3.91	33	1	5
Small business loans	2.86	28	1	5
Technical assistance for businesses (financial counseling, strategic planning, etc.)	2.81	26	1	5
Public improvements to commercial sites	2.52	27	1	4
Commercial façade improvements	2.42	26	1	4

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Appendix B-2: Community Survey Responses

5. Of the needs you have just rated in these four categories, the most important need in Napa is:

Code	Text Response
A	affordable housing
A	Affordable rental for low income families.
A	rental affordable housing
A	Low income housing both rental and owned.
A	I think investing in partnership with land lords in opening up more low income options will impact more lower income/general public in affordable housing to meet the needs today and in future(5 yrs) for all citizen's...Home ownership is nice but home for many families not just the few...
A	Affordable renter housing
A	Low income housing!!!!!
A	housing
A	Housing for Seniors, Families, & handicap. Build more housing in Napa County for everyone. Attract more business for people to have a job & be able to afford to live in Napa County.
A	Housing and Transportation
A	Low income housing is number 1. Sidewalk "improvements" is code word for public works sidewalk repair. What is really needed is new sidewalk where there isn't any currently. Public works will take the CDBG money and sponge it up to do with as they want, not what the law allows CDBG money to used for. They money cannot be used for maintenance, and public works got away with that for years.
A	Affordable Housing
A	affordable rental housing
A	Housing Services and Facilities
A	Affordable rentals/housing
A	Low income housing
A	Affordable rental housing.
A	We need more affordable housing and a nice variety, not all the same. Apartments are good, but also townhomes and even single family homes. The City should create a cottage home ordinance to allow small homes on small lots.
A	housing
A	Housing
A	affordable housing
A	Affordable houisng
A	Affordable rental housing
A	affordable housing
HS	Homeless/Transitional Housing Affordable housing for working poor and low-income Access to Mental Health Services & psychiatry Youth in transition from Foster Family and overall, 17yr.-22yr
J	jobs creation for low income persons
J	Job creation and affordable housing
PI	Lighting along the bike path through central Napa for crime deterrance
PS	Serving low income families who work in Napa County.
Total	**29**

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Appendix B-3: Demographics of Survey Respondents
N = 35

6. Select one of the following:

Answer	Response	%
I live and work in the City of Napa.	18	51%
I work in the City of Napa.	9	26%
I live in the City of Napa.	8	23%
I do not live or work in the City of Napa.	0	0%
Total	35	100%

7. If you live in the City of Napa, select the part of the City in which you live.

Answer	Response	%
North Napa	11	38%
Downtown	3	10%
South Napa	3	10%
Browns Valley	3	10%
Decline to state	3	10%
Alta Heights	2	7%
Central	2	7%
Bel Aire	1	3%
Other	1	3%
Westwood	0	0%
Total	29	100%

8. Counting yourself, how many people currently live full time in your household? Please include all adults and children.

Answer	Response	%
1 Person	6	17%
2 People	15	43%
3 People	2	6%
4 People	8	23%
5 People	1	3%
More than 5	1	3%
Decline to state	2	6%
Total	35	100%

9. What was your estimated household income in last year (2014)?

Answer	Response	%
Less than $25,000	2	6%
$25,000 - $49.999	3	9%
$50,000 - $74,999	6	17%
$75,000 - $99,999	7	20%
$100,000 - $149,999	9	26%
$150,000 or more	5	14%
Decline to state	3	9%
Total	35	100%

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Appendix B-4: Summary of Comments Received during February 4, 2015 Community Meeting

- Sidewalks are needed in areas where there are none, many of which are lower-income neighborhoods.
- Emergency shelters are important to take care of people in crisis.
- Housing affordability and other housing issues are a significant challenge in Napa. Code enforcement is finding more illegal units and bad housing conditions.
- The earthquake led to a need for additional home rehabilitation loans.
- More housing is needed for people leaving emergency shelters so that they are not discharged back onto the street.
- More mental health services, including services for seniors, are needed to help to prevent people from becoming homeless and to support homeless individuals and families in exiting from homelessness. There is a need for more psychiatric services.
- There is a need for additional low- or no-cost childcare services. Women staying at the Napa Emergency Women's Shelter (NEWS) are often unable to work because of a lack of childcare, even when the staff at NEWS is able to assist them in securing employment. Community Action Napa Valley does offer low- or no-cost childcare.
- Legal Aid Napa Valley assists lower-income households with a number of legal issues. These include helping to prevent renters from getting an eviction filed that will hinder their ability to secure housing in the future.
- Day programs are needed for monolingual seniors, who can be somewhat isolated due to language barriers.
- Financial elder abuse is on the rise. The 2014 earthquake exacerbated this problem, because more people are doubling up.
- The Salvation Army would like to see better lighting installed at "Triangle Park" to address safety/crime issues.
- There was a recent community meeting in the Downtown where some attendees expressed that they did not want the Salvation Army, Hope Center, the Table, and Family Services Napa Valley to remain in the Downtown because there a perception that the presence of these organizations creates problems in adjacent areas.
- For sidewalk work, the City should prioritize sidewalks in areas where there are none, rather than repairing existing sidewalks.
- There is an unincorporated area on Trancas Street that does not have sidewalks.
- There is a need for job training and job creation. Many residents need access to higher-wage jobs. Community Action Napa Valley runs a culinary school. Many victims of domestic violence would benefit from job creation.
- Undocumented immigrants face unique challenges. This population is barred from certain services, some have language barriers, and many have low incomes. Legal Aid of Napa Valley helps undocumented residents with getting documentation to make them eligible for jobs and college.

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Appendix B-5: March 9, 2015 CDBG Citizen Advisory Committee meeting notes

Commissioner Cepoi:

- How is an overcrowded housing unit defined? Staff member Ferrell shared that it is defined based on the number of people per room, including the living room.
- Is there is internal discussion about hotels and impact fee amounts as it relates to the lack of low income housing in Napa.
- Would like to see the strategy Goals in a Memo for ease of reference.
- Elderly & Senior population is not mentioned in the general overview discussion in the Staff Report summary. Feels this is critical information and should be included. Disregard for the Plan – this comment was about the staff report provided as transmittal for the draft Con Plan

Commissioner Collamore:

- What was the median income?
- Are there section 8 vouchers not being used?
- Happy to hear CDBG funding was not cut [in FY 2015/16]
- The committee is happy to share with City Council why they made the funding recommendations that they did [for the FY 2015/16 CDBG allocation].
- Is the Palmer decision being appealed?
- Discussed the future of Sonoma Road campus as it will become vacant in a year.

Commissioner Mottern:

- Is the median income based on 2 double incomes?

Commissioner Rivera:

- Were the earthquake repairs mostly foundational?
- How can the committee move some of the current allocations into a different category within the 5 year plan. Staff member Ferrell provided a couple of different examples.
- From the survey were there other stats reported? Staff member Ferrell directed to Appendix B page 146.

The committee discussed the various components and challenges of developing a new affordable housing community as well as the Oak Creek Terrace project currently under construction.

Staff member Ferrell shared the Palmer decision and how it impacts housing development and the development of impact fees as a result of the decision.

There was discussion about future affordable housing developments and housing development sites, as well as the future of the firehouse museum.

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Appendix C - CDBG Citizen's Advisory Committee Members, 2015

Harry Collamore, Chairperson

Laura Cepoi, Vice Chairperson

Monica Covarrubias

Charles Mottern

Alexander Myers

Karina O'Briain

George Rivera

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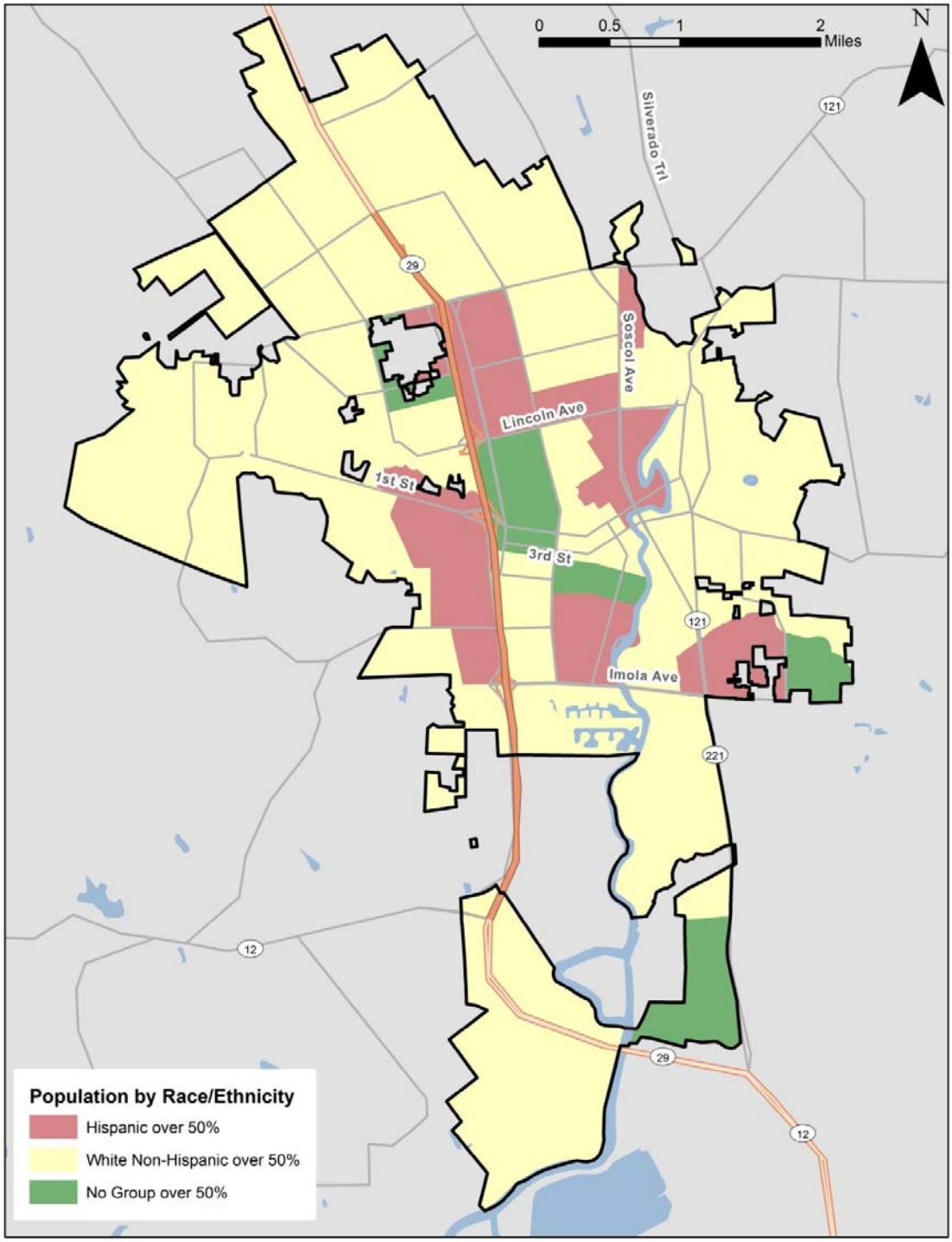
Appendix D - Areas of Minority Concentration

Appendix D-1: Concentrations of Population by Race/Ethnicity, City of Napa, 2010



Note: Some block groups include areas outside the city (not shown). Calculation is based on entire block groups, not just portion in the City.
Sources: ESRI; 2010 Decennial U.S. Census; BAE, 2014.

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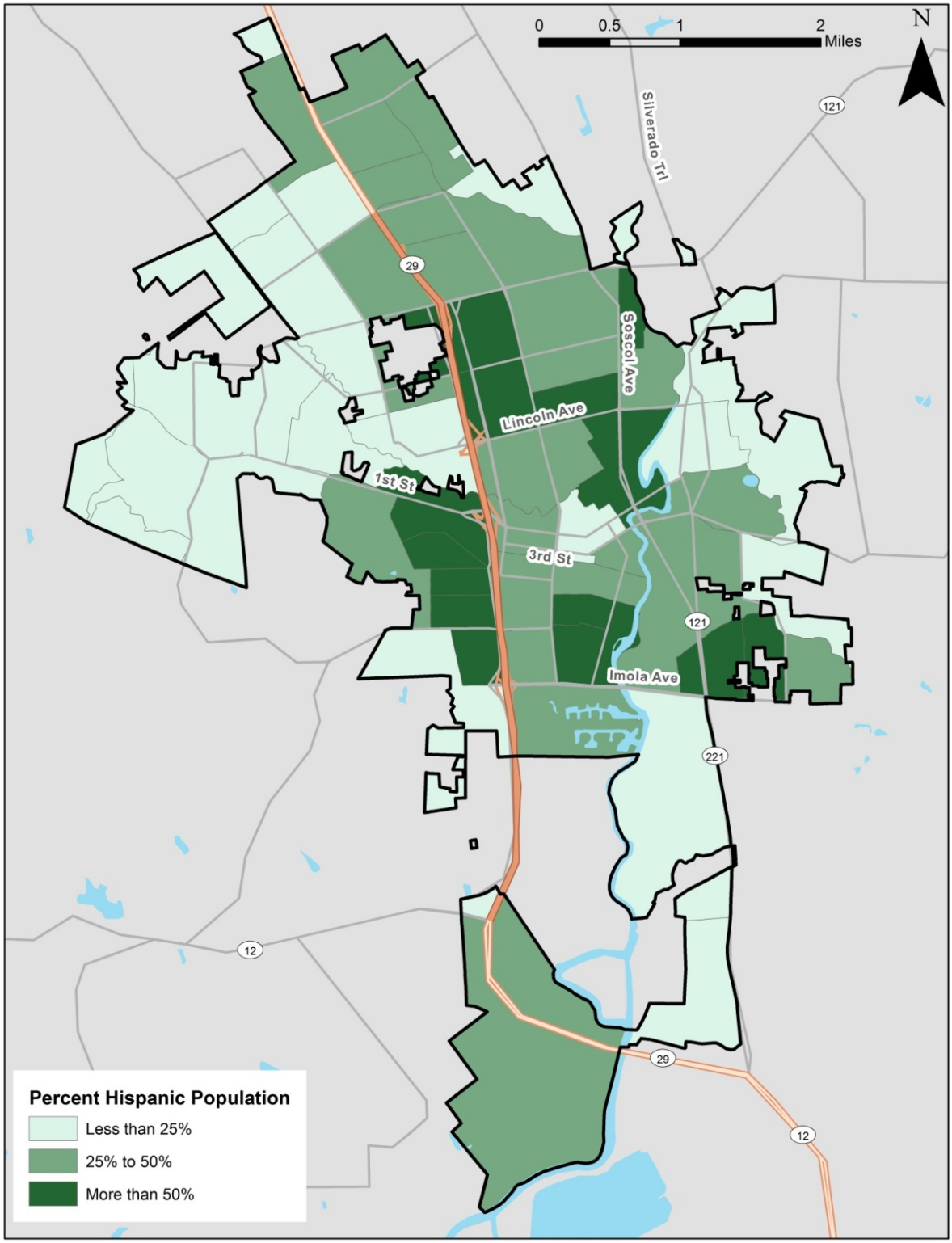
Appendix D-2: Distribution of Hispanic/Latino Population, City of Napa, 2010



Note: Some block groups include areas outside the city (not shown). Calculation is based on entire block groups, not just portion in the City.
Sources: ESRI; 2010 Decennial U.S. Census; BAE, 2014.

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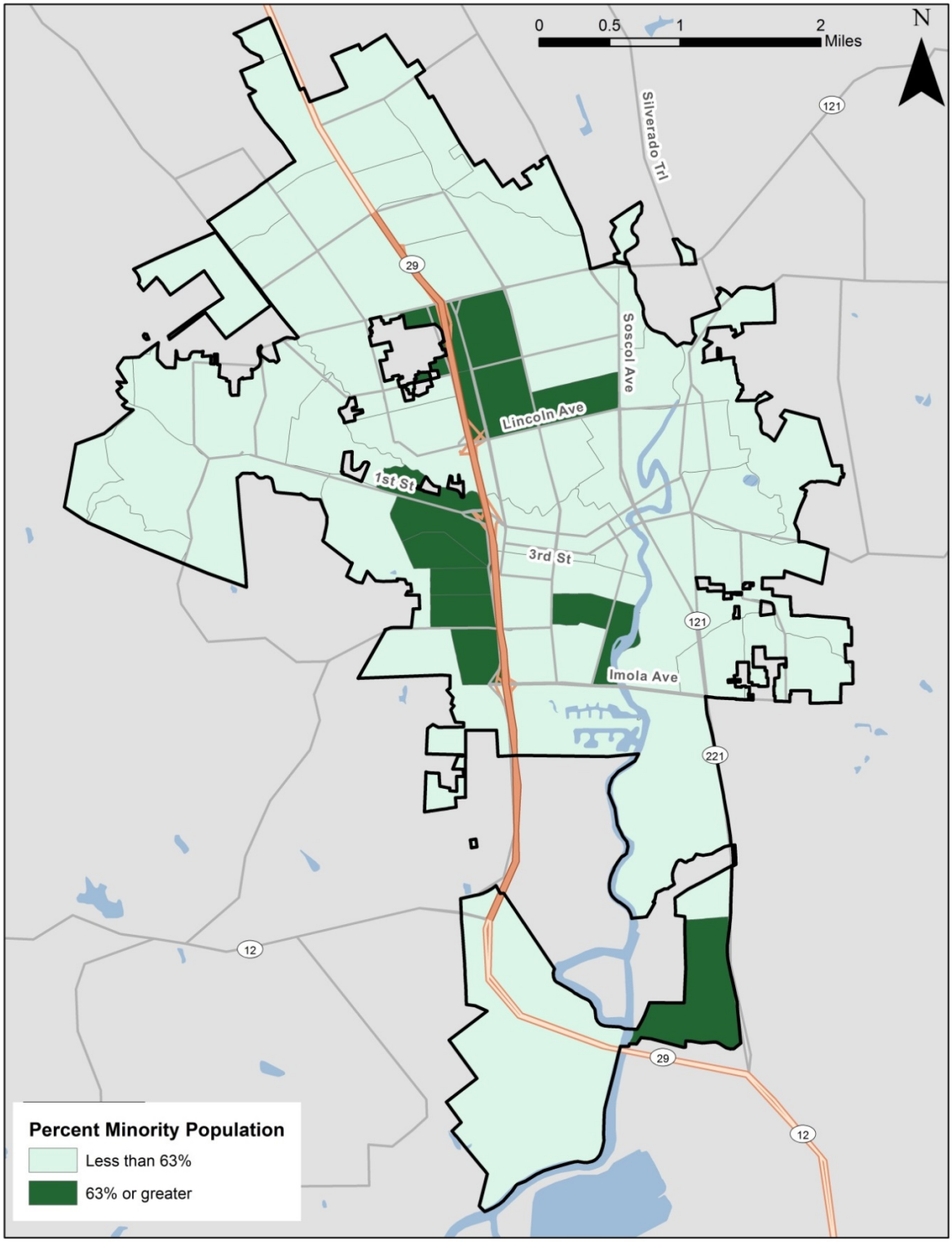
Appendix D-3: Areas of Minority Concentration, City of Napa, 2010



Note: Some block groups include areas outside the city (not shown). Calculation is based on entire block groups, not just portions in the City.
Sources: ESRI; 2010 Decennial U.S. Census; BAE, 2014.

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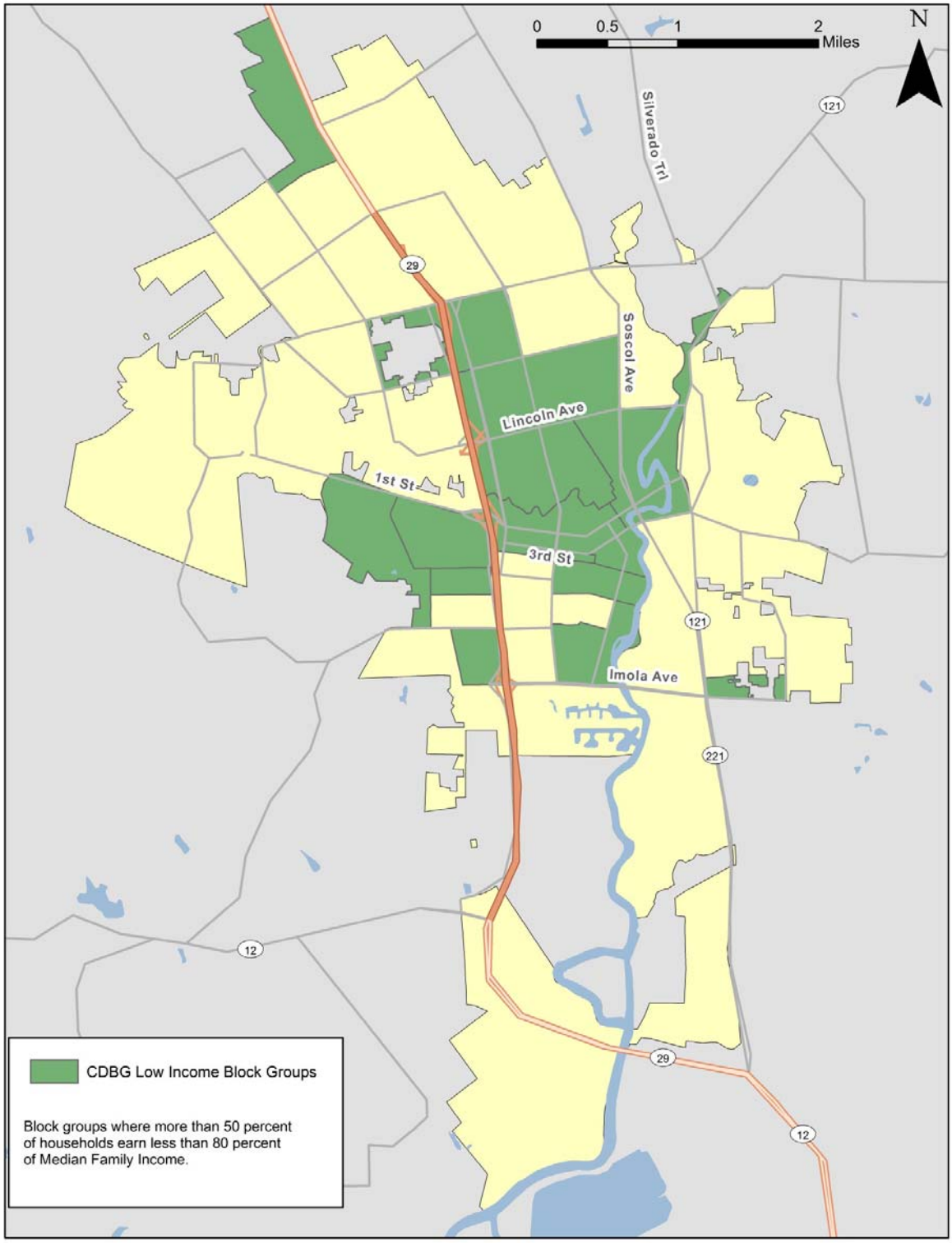
Appendix E - Areas of Low-Income Concentration, City of Napa, 2013



Sources: HUD, 2013; BAE, 2014.

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