City of Napa

Consolidated Plan

2005-2010

Five Year Submission to:

U.S. Department of Housing and Urban Development

MAY 2005

Jurisdiction

Consolidated Plan
Management Process

CPMP Version 1.3

Conplan Cover Sheet

Jurisdiction

California

Consolidated Plan

Strategic Plan for Years 2005 to 2010

Annual Action Plan and

Consolidated Annual Performance and Evaluation Report

Presented to the U.S. Department of Housing and Urban Development

San Francisco | Field Office of Community Planning and Development

Strategic Plan Submission Date	5/12/2005

Amendments:

	MM/DD/YY	Name:	
	MM/DD/YY	Name:	
	MM/DD/YY	Name:	
	MM/DD/YY	Name:	
	MM/DD/YY	Name:	

* If Necessary

Jurisdiction

Consolidated Plan Management Process

CPMP

Grantee Information Worksheet

Jurisdiction			UOG: CA62406 NAPA CITY
955 School Street			Organizational DUNS
P O Box 660			City
Napa			Department
California	94558	Country U.S.A.	Division
Napa			7/1

Employer Identification Number (EIN):	94-6000380
Applicant Type: Local Government: City	Specify Other Type

Person to be contacted regarding this application:

Peter	Middle Initial	Dreier
Housing Director	707-257-9547	707-257-9239
pdreier@cityofnapa.org	www.cityofnapa.org	Jenny Gomez, Housing Prg Coord

"To the best of my knowledge and belief, all data in this application are true and correct, the document has been duly authorized by the governing body of the applicant, and the applicant will comply with the attached assurances if the assistance is awarded." Please update the date with each new Action Plan and CAPER submission.

Name: Jill Techel	Date: (MM/DD/YY) 05/12/05
Title: Mayor	

3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 3-5 year strategic planning period.

3-5 Year Strategic Plan Executive Summary:

The Consolidated Plan is a comprehensive planning document that identifies Napa's overall needs for affordable—and supportive—housing and Community Development needs, and outlines a strategy to address those needs.

The National Affordable Housing Act requires the City to:

- describe its housing and Community Development needs and market conditions
- set out a 5-year strategy with priorities to meet those needs
- identify resources available for affordable and supportive housing and community development
- establish a one-year investment plan outlining the intended uses of resources

The 2005 - 2010 Consolidated Plan replaces the current 2000 - 2005 Consolidated Plan as the single coordinated five-year Plan focused on three basic goals: (1) to provide decent affordable housing, (2) to provide a safe and suitable living environment, and (3) to expand economic opportunities for low income persons.

The City of Napa Approved 2000 - 2005 Consolidated Plan forms the basic foundation of the 2005 - 2010 Consolidated Plan and was revised and updated to meet the requirements for the Updated Consolidated Plan.

Consultation with Other Agencies

This Consolidated Plan Update was developed with the help of the Napa Valley Non-Profit Coalition, an area-wide consortium of over 40 agencies that provide both housing and services to the very low and low income residents within Napa County. Membership includes both the City and County Housing Authorities, Napa Valley Community Housing (NVCH), the Napa County Council for Economic Opportunity (NCCEO), Napa Emergency Women's Shelter (NEWS), Family Service of the North Bay, Fair Housing Napa Valley, Napa County Health and Human Services Agency

(HHSA), Clinic Olé, The Salvation Army, The Volunteer Center, Progress Foundation, as well as many other agencies.

The Coalition was active in producing information and input into the priority needs contained in the Consolidated Plan and all the program information as developed and shared at Coalition meetings during the planning process.

The Consolidated Plan is organized into five parts:

Section I. GENERAL: Coordination of the Consolidated Plan Process, describing the lead agencies responsible for the Plan, consultation with other public and private agencies, and the institutional structure for implementing the Plan. Also describes the citizen participation plan and outreach efforts in development of the plan, institutional structure, monitoring guidelines, and the City's priorities for allocating available Federal, State, and local resources;

Section II. HOUSING: Describes the population characteristics, the estimated housing needs projected for the next five years, housing problems and needs analysis, housing market analysis, and specific housing goals and objectives, and the coordination of resources and agencies, people and organizations to meet the identified housing development needs for the period Fiscal Years 2006- 2010;

Section III. HOMELESS: Provides a summary of the nature and extent of the homelessness, describes existing facilities and supportive services that assist homeless persons and families, strategies developed to address homelessness and priority needs of homeless persons, and the implementation/operating plan for Napa County's ten year plan to end homelessness;

Section IV. COMMUNITY DEVELOPMENT: Indentifies the City's priority non-housing community development needs eligible for assistance by Community Development Block Grant funds, community development resources including private and public resources that are reasonably expected to be available; priorities, objectives, programs and projects that the jurisdiction will initiate and/or complete during the Plan period; and the coordination of resources and agencies, people and organizations to meet the identified community development needs for the period Fiscal Years 2006-2010;

Section V. NON HOMELESS SPECIAL NEEDS: Describes the persons in various subpopulations that are not homeless but may require housing and supportive services and describes the facilities and services that are available to assist persons who are not homeless but require supportive services; and

Section VI. ACTION PLAN: One-Year Use Funds, describing expected financial resources and specific program actions that the City of Napa will undertake during the Fiscal Year 2005-2006 period to achieve the priorities identified in the Five-Year Strategic Plan.

Specific housing activities—using federal, state, city and private funds—are listed under each priority in the Strategic Plan. Activities include new construction of rental and home ownership housing, rehabilitation of existing rental and ownership housing, homebuyer assistance for first-time homebuyers, and improved supportive services and facilities for homeless persons and non-homeless persons with special needs.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

Five-Year Housing and Community Development Strategy:

The City of Napa's priorities for allocating available Federal, State, and local resources during the next five years is based on an analysis of housing needs by the income group. It focuses most resources upon very low-income households, countering those needs not being met by the private market by encouraging rental housing construction. The strategy also emphasizes rehabilitation of both rental and owner occupied existing units, the largest source of affordable housing in Napa today.

Homeownership assistance is aimed at low-income families who need assistance to buy a house. In addition, the five-year strategy is directed at the needs of the homeless in Napa, including continued involvement in the Napa County Continuum of Care strategic plan in order to efficiently use limited funds.

Elderly needs should be met with subsidized, congregate care and independent elderly housing. To accomplish this, the City will work to maintain the amount of rental subsidies, such as Section 8 Rental Assistance.

Supportive Services: Low-income families. To generate self-sufficiency for low-income families, the City's Housing Authority continues to offer a Family Self-Sufficiency Program to serve participating Section 8 families over the next five years.

Homeless. Continued efforts to expand facilities to serve the homeless population is also a goal. The City of Napa is committed to participating in the Napa County Continuum of Care Strategy as the Lead Agency for the Continuum. The Continuum of Care Strategy has successfully identified gaps in the current systems, and begun the process of meeting those needs. With limited Federal and State funds available the City will maintain the level of funding through the Shelter Plus Care Program for rentail assistance.

Mentally ill. One of the Napa area's greatest unmet needs is assistance to those with mental illness disabilities. Some are "developmentally delayed" individuals with drug/alcohol abuse problems, some of whom are homeless. They could be helped by programs such as a residential care facility for "sub-acute multiple diagnosed individuals." The County's HHSA has identified a need for special shared and independent housing for women and children recovering from substance abuse problems.

The City's five-year Consolidated Plan assigns the highest priority to worst-case households in all types of assistance. Its goal is to spread affordable housing opportunities throughout the City, limited only by high land costs and development constraints.

Lead-based Paint Reduction: The City of Napa plans to maintain it's Lead-Based Paint Abatement program to reduce or eliminate lead-based paint hazards as required by Federal Regulations and has incorporated appropriate procedures into the Rehabilitation programs.

The populations to be served by the City's Strategic Housing Plan include:

- Very-low and low-income renter families
- Very-low and low-income elderly renters
- Very-low and low-income existing homeowners
- Low-income first-time homebuyers
- Very-low and low-income homeless persons, and
- Non-homeless with special needs

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2).

3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

GOVERNMENTAL STRUCTURE, LOCAL ECONOMIC CONDITION AND OUTLOOK

The City of Napa, incorporated in 1872, is located approximately 50 miles northeast of San Francisco; however, it remains somewhat removed from the urbanization of the San Francisco-Oakland Bay Area. Napa County is the preeminent grape-growing and wine-processing region in the State. The City currently has a land area of 17.56 square miles and a population of 73,579, which is roughly 60% of the County population.

The City operates under the council-manager form of government. Policy-making and legislative authority are vested in the governing city council, which consists of a mayor and four council members. The Council is responsible, among other things, for passing ordinances, adopting the budget, appointing commission and board members and hiring the City Manager, City Attorney, and City Clerk. The City Manager is responsible for carrying out the policies and ordinances of the governing council, for overseeing the day-to-day operations of the City, and for appointing the heads of the City departments. The Council is elected on a non-

partisan basis. Council members are elected to four-year staggered terms with two council members elected every two years.

Labor force demographics has changed dramatically over the years. As recently as ten years ago, a large portion of the employment base of the community was provided by Federal, State and local governmental agencies (30%), and agricultural production (20%). What we see today is a high proportion of employment in the services sector (48%) and retail trade (22%). Employment in government agencies is 8%, Manufacturing 4%, with the rest of the employment base involved in the traditional areas of construction, finance, insurance and real estate, farming etc. The economic condition of Napa has been very stable in recent years and remains generally optimistic, although the effects of the economic downturn over the last year has definitely been noticed in revenue collections. Tourism is a key industry for the entire County. Activity associated with tourism (retail trade, hotels, restaurants, and bed and breakfasts) is central to the city's economy.

The City of Napa is feeling increasing development pressure because of its proximity to the Bay Area. Housing starts have continued at a measured pace in the last several years based upon the newly adopted General Plan that continues to emphasize slow growth and constant vigilance to ensure that the City of Napa's boundaries continue to remain within the Rural Urban Line as described above. Commercial property development picked up as several projects were either started or completed.

The City is also experiencing some limited industrial growth, with the Napa Valley Corporate Park 90% built out. With continued expansion by wine and tech companies, the park should be fully built out in two to four years. The outlook for continued business expansion elsewhere in the City is relatively good, evidenced by submitted plans and increased business license activity. The downtown area is seeing tremendous turnover of older type shops and businesses, with those businesses being replaced by more boutique type stores and restaurants that attract downtown visitors. These developments, along with the construction of a major facility built in Napa that deals with all aspects of wine (Center for Wine, Food and the Arts, "COPIA"), is proving to be a catalyst for other development in downtown Napa, which will strengthen the City's tax base. In addition, because of the need for additional overnight accommodations in Napa, one new hotel and a new Bed and Breakfast have opened and several other hotels are either under construction or on the drawing boards, which will add to the city's Transient Occupancy Tax base. The City of Napa's unemployment rate of 3.4% (June, 2001) remains lower than the State average of 5.1% and under the national average of 4.7%.

Ethnic Composition

According to the 2000 Census, Napa's population is predominantly White, non-Hispanic (73%).

Area of Racial/Ethnic Minority Concentration

The City of Napa defines the "area of concentration" as those census tracts with more than 20% population of an enumerated racial/ethnic minority group. The Population and Household Data Table shows the largest minority group in the city is

Hispanic, 24.1% of the total city population. The non-Hispanic Black, Native-American, Asian and Pacific Islanders and Other account for 2.9 percent of Napa's population.

Area of Concentration - Hispanic. Of this largest ethnic group, (17,543 Hispanic individuals), over 50 percent reside within the city's central census districts. Over 30 percent live directly north of the center city/downtown, between the Napa River and State Highway 29. Twenty-one percent reside in the historic, central city residential area south of downtown.

Area of Concentration - Low/Moderate Income Persons. In this Consolidated Plan, the City of Napa defines "low-income" in the same terms as does HUD, namely those households whose incomes do not exceed 80 percent of the median income for this area. "Moderate-income households" have incomes between 81 and 100 percent of median income for the Napa area.

As shown on the map labeled Concentration of Low/Mod Income Persons, the highest concentration (70 percent or more) are located in the central city area, along the Napa River and east of the River to Silverado Trail. Areas with over 50 percent low/mod income residents include the northeast area south of Pueblo Avenue, and central block areas just to the west and east of Highway 29.

Households

According to 2000 U.S. Census Bureau Census data, Napan households are 82 percent white, and 15 percent Hispanic, with other ethnic groups accounting for the remaining percentage.

Of all households in Napa, nearly 35 percent are considered to be low or very-low-income. Forty percent of the Hispanic households are very-low income, earning less than half the median income: $26,650 per year. Another 30 percent are considered low-income, earning between 51 to 80 percent of median income. Thirteen percent earn a moderate-income. Hence, over two-thirds of the city's Hispanic households are at an income level that would indicate need for housing assistance.

Of the white, non-Hispanic households, 33 percent earn very low-income, 26 percent low-income, and 11 percent, moderate-income. Over half the Black, non-Hispanic households are in low-income categories. Of all Native American, non-Hispanic households, 63% percent fall into the very low to low-income range.

Population and Household Data Table

Name of Jurisdiction: CITY OF NAPA		Five Year Period: FY: 2005 - 2010	
A. Population	**1990 Census Data (A)**	**2000 Census Data (B)**	**% Change (C)**
1. White (non-Hispanic)	50,500	53,130	5%
2. Black (non-Hispanic)	214	313	46
3. Hispanic (all races)	9,425	17,543	86
4. Native American (non-Hispanic)	404	365	-9
5. Asian & Pacific Islanders	1,204	1,332	10
6. Other (non-Hispanic)	45	98	117
7. **Total Population**	61,842	72,781	18

C. Households	Total Households 2000 (A)	% of Total Households (B)	% Very Low Income 0 to 50% (MFI)* (C)	% Other Low Income 51 to 80% (MFI)* (D)	% Moderate Income 81 to 95% (MFI)* (E)	% Above 95% (MFI)* (F)
1. White (non-Hispanic)	23,509	82%	33%	26%	11%	30
2. Black (non-Hispanic)	33	0	57	0	24	18
3. Hispanic (all races)	4,435	15	40	30	13	17
4. Native American (non-Hispanic)	206	1	47	15	17	21
5. Asian & Pacific Islanders (non-Hispanic)	496	2	29	24	10	37
6. **All Households**	28,679	100%	35	26	11	28

* Or, based upon HUD adjusted income limits, if applicable.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

1. Lead Agency: The City of Napa has identified three city departments as the lead agencies responsible for coordinating the consolidated palnning and submission process:

a.) The Community Resources Department, which is responsible for the administration and implementation of the CDBG Block Grant funds.

b.) The Housing Authority of the City of Napa, which is responsible for the adminisration and implementation of housing and homeless assistance programs and new, affordable housing developments in the city of Napa, and

c.) The Community Development Department which is responsible for the development and implementation of the City's long-range land use policies and goals as reflected in the City's state-required General Plan, including the Housing Element which outlines goals, plicies, and programs to assist in meeting the City's housing needs.

2. This Consolidated Plan was developed with the help of the Napa Valley Non-Profit Coalition, a county-wide coalition of over 40 non-profit and governmental agencies. Membership of the coalition includes both the city and county Housing Authorities, the Napa County Health & Human Services Agency (HHSA), the non-profit housing developer, Napa Valley Community Housing (NVCH), Community Action of Napa Valley (CANV), Napa Emergency Women's Shelter (NEWS), Family Services of the Napa Valley, Fair Housing Napa Valley, Care Network for HIV/AIDS patients, Progress Foundation, Catholic Charities, Clinic Ole', The Salvation Army, The Volunteer Center, and many other non-profit service agencies.

The Coalition is very active in advocating for the clients the agencies serve and has been instrumental in providing information and input into the priority needs continued in the Consolidated Plan. The program information was distributed to the Coalition members during the planning process.

3. The City of Napa worked closely with the Non-Profit Coalition whose members serve all needs for person with special needs. The Coalition received copies of the Consolidated Plan Report and provided input into the current needs strategies and solutions to remedy the defects in services.

Complete this section after Public Comment Period

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.

2. Provide a summary of citizen comments or views on the plan.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

1. The City of Napa actively encouraged all citizens, public agancies, and non-profit agencies to participate in the development of the goals and programs reflected in the Consolidted Plan.

The Napa Valley Non-Profit Coalition played a key role in this process since its member agencies provide services to a representative cross-section of the community affected by the Consolidted Plan.

The Housing Authority staff also presented information to: LIST GROUPS

2. Citizen Comments or views on the Plan:

The City Council held a public hearing on March 15, 2004 and opened a 45 day public comment period on the draft 2005-2010 Consolidated Plan and One Year Annual Action Plan. Below are comments received during the public hearing:

The President of Napa Emergency Women's Shelter (N.E.W.S.) thanked the City Council's for their support of their program. N.E.W.S. also thanked the Council for their approval of this years CDBG funding.

Another speaker commented that there should be more programs and funds made available for homeless shelters.

On March 28, 2005 a presentation was made to the Housing Coalition. The five year goals and objectives were discussed with the committee and no comments were made.

A presentation of the update to the Consolidated Plan was made on April 7, 2005 to the Continuum of Care Committee of Napa. Comments received during this meeting were as follows:

The first speaker commented that the homeless outreac in Napa is good compated to other counties in the Bay Area. The speaker also stated that there is a need for non-ambulatory homeless shelters and a liaison or network between mental health facilities and the homeless shelters.

The second speaker stated that the Hope Center is a wonderful shelter but an enabling facility. Its an easy place to be homeless. Also suggested that there be a message board of all available services and facilities in Napa County.

An additional comment was made that there are programs available to the homeless, but the homeless people are being bounced around from program to program. Homeless people that the pursestrings are tightening up and the service providers are close fisted with the help and subsidy.

The final comment stated that the programs to assist the low income and homeless people look good on paper but they don't really work here in Napa. Agencies need to take a look at customer service of the provider and address barriers to being able to obtain benefits for the clients. Improve access to mainstream benefits.

On May 3, 2005 the Napa City Council continued the Public Hearing opened on March 15, 2005 to accept any further comments to 2005-2010 Consolidated Plan and One Year Annual Action Plan. Comments received are as follows:

Members from the non-profit organizations: Fair Housing Napa Valley, North Bay Housing Coalition, Napa Valley Commuinity Housing, and Community Action Napa Valley were present at the meeting and gave their support of the City Council's approval of the 2005-2010 Consolidated Plan Report and the One Year Annual Action Plan.

Letters received from local non-profit organizations indicating their support of the Consolidated Plan and the One Year Action Plan are included in this report under Appendix 3.

3. Summary of efforts made to broaden public participation:

Presentation were made to various public, private and non-profit groups who provide services to the homeless and non-homeless with special needs. Public Notices announcing two different public hearings were published in the local newspaper on two different occasions with each ad running two days in both English and Spanish.

The City of Napa's Citizen's Participation Plan is attached as Appendix 1

4. Explanation of comments not accepted and reasons not included in Plan:

All comments to date have been included in the Plan.

Institutional Structure (91.215 (i))

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

2. Assess the strengths and gaps in the delivery system.

3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

1. The City's Housing Element policies identify a Responsible Agency to carry out each program. That agency is usually a City department reflecting the need for City government to take a lead role in implementing proposed programs. However, the City of Napa does not directly develop new housing. The City has not received authority to dvelop public housing from the voters, as required by the California Constitution. (Housing Elements Excerpts attached as Appendix 2)

Because the City isn't in the housing development business, it requires the assistance and cooperation of private non-profit organizations to meet many of its housing goals. The City actively works with sponsors of housing development, makes funds or land available as subsidy for affordable housing, provides incentives for affordable housing and in other ways encourages non-profit organizations and others to develop affordable housing.

In 1999, the City adopted an Inclusionay Housing Ordinance that requires developers of both residential and commercial development to either build affordable housing units, or pay an in-lieu fee. This Trust Fund, as funds accumulate, gives the City the ability to leverage other sources of private, State, and Federal funds.

The institutional structure of each program will vary depending on its goals, including the following:

NEW HOUSING DEVELOPMENT:

For the development of new housing, the lead City role is taken by the City's Housing Authority. The following responsibilities and roles are typical of most development programs:

Housing Authority: applies for an receives some subsidies (either local, State or Federal) which are only open to public agencies or public/private partnerships. The Housing Authority is also responsible for ensuring the housing remains affordable over time. (Length of time is dependent on the type of subsidy)

Non-profit Organizations: owner and sponsor of a development, and sometimes the "developer" of the project. Non-profit housing development organizations active in Napa include: Napa Valley Community Housing (NVCH), Progress Foundation, and BRIDGE Housing.

Private Developers: these entities, either private (and under contract to a non-profit or public entity) or non-profit, manage the development of the units. The developer may hire contractors or sub-contractors or be the contractor.

LAND USE REGULATION:

The City's Community Development Department is generally responsible for land use regulations, and for ensuring there is an appropriate supply of land suitable to meet various housing needs.

SUPPORTIVE HOUSING PROGRAMS:

Supportive housing programs are carried out by a wide variety of public, non-profit and private organizations. Most of these have already been identified in other sections of this report.

The City's strategy for addressing the needs of the homeless relies on non-profit organizations, funded through CDBG, County, State, and Federal resources, as well as private donations. The City Housing Authority works with these organizations and assists through coordination and by identifying funding sources. The Housing Authority acts as the lead agency for the County-wide Continuum of Care Strategy. The non-profit organizations addressing the needs of the homeless include the Community Action Napa Valley and Napa Emergency Women's Services (for battered women and children). In addition, the First Presbyterian Church, the First United Methodist Church and other organizations in the City provide assistance, food, and emergency help.

COORDINATION OF RESOURCES:

Entitlement Programs: The City's only entitlement program is the Community Development Block Grant (CDBG) Program. An Advisory Citizen Committee makes recommendations for the disbursement of these funds to the City Council. The City's Housing Element requires that an annual report assess how these funds complement the goals, policies, and programs of the Housing Element, thereby coordinating these resources to achieve the goals of this Consolidated Plan.

Application by Jurisdiction: The City's Housing Authority applies for most housing funds available to public entities. Although the Authority is a separate legal entity, it is highly integrated within the City's operational structure with the City Council acting as its Board of Commissioners. The Authority is considered a City Department. The

City and Housing Authority therefore work as virtually one organization in considering and applying for grants.

The City and Housing Authority intend to apply for all possible sources of additional funding which can be used to achieve Consolidated Plan goals, including HOME Funds, American Dream Funds through State Allocation, Low Income Housing Tax Credits, Federal funds targeted to Homeless, and others.

Application by others: The City and Housing Authority encourage and provide technical and/or financial assistance to other local entities to apply for funds which will assist the City to achieve its housing goals. The Napa Valley Non-Profit Coalition is a formal coordinating organization composed of representatives of the City, County, social services, non-profit housing organizations, emergency shelter providers, and other service provider agencies. Within the Coalition, each area of service has its own committee, for example, the Housing Committee, or the Food Provider Committee. These committees meet on a monthly basis to discuss and coordinate resource allocation and development issues. The City also worked with the County and other members of the non-profit coalition to establish a Homeless Task Force that was instrumental in the preparation of the County-wide Strategic Homeless Prevention Plan which serves as a component in the Continuum of Care for the Homeless.

The City's Genral Plan and Capital Improvement plan are the basis for the City's efforts to coordinate the provision of public facilities to support meeting housing needs.

The City of Napa has worked closely with the County of Napa to create a Memorandum of Understanding that allows the City to share its housing credits with the County, in exchnage for the County's financial participation in the affordable housing developments built within the city.

INTER-GOVERNMENT COOPERATION:

In preparing the Consolidted Plan, the City of Napa worked closely with several Napa County agencies which provide servies within the City or provide services in Napa County which have the potential to serve City residents. Among the agencies contacted who provided assisstance in preparing the Consolidated Plan were: Napa County Heath and Human Services Agency (HHSA) and Napa Valley Housing Authority, a Joint Powers Agency representing the County of Napa, Calistoga, St. Helena, Yountville, and American Canyon.

In addition, the City gathered information from various agencies, which are funded directly through the State or Federal government. All of the agencies cooperating assist the City of Napa in implementing the priorities and activities outlined in the Five Year Strategy.

2. The City has not identified any additional significant gaps in the delivery of services or programs since the Consolidated Plan was created in 2000. The City has, however identified a gap in the number of housing units that are available to low and very low income households. The housing market in Napa County, similar to other

areas of the State of California, has escalated regarding rents and housing prices during the last five years. This lack of affordable housing includes housing for all income levels within the City, hitting the homeless, special needs, and very low income residents the hardest.

While organizations are available to provide needed services, most lack sufficient resources to fully accomplish their objectives. Some existing organizations and programs continue to be threatened with extiction due to cut-backs in State and Federal programs, and there are very limited local funding resources to replace those cut-backs. Funding for programs and services, including funds for new housing construction or for housing rehabilitatoin, have become increasingly more competitive and difficult for the City and non-profit providers to receive.

Most available programs continue to be "reactive" to people who seek assistance. Individuals and families who, for one reason or another, do not seek assistance may not obtain the information, services or other help that is available. For example, although the out-reach efforts oriented toward assisting those homeless that live on the street and do not seek assistance have increased significantly over the past five years, there continues to be a large number of residents that do not seek assistance. This is a particular problem for migrant farmworker homeless. The City of Napa houses many migrant farmworkers, especially during specific seasons. It is estimated that nearly 2,000 workers come to the Napa Valley to harvest the grapes during the harvest season. The County of Napa Environmental Services reports that there are only 356 legal beds available at migrant worker housing facilities, including 236 publicly operated beds by the Napa Valley Housing Authority and 120 beds in privately owned facilities.

In 2000, the Napa County Board of Supervisors created the Napa County Farmworker Housing Oversight Committee. The charge of the Committee is to assist in the overall management of the publicly operated migrant farmworker camp system in Napa County by providing recommendations to the Housing Authority and the Board of Supervisors regarding (1) the operation and management of the current camp system, (2) revisions to those portions of the Napa County Code and General Plan relating to farmworker housing, and (3) site evaluation of potentially new or expanded camp facilities and evaluation of potential new funding sources to support migrant camp system in Napa County.The Farmworker Oversight Committee is composed of representatives of all local municipal jurisdictions, industry representatives, advocates for farmworker housing and citizens at large.

The Farmworker Oversight Committee has been instrumental in overseeing the construction of a new 60 bed farmworker facility on donated land from Joseph Phelps Winery called River Ranch Farmworker Center and acquiring state grants of over $2 million dollars which will be used to rehabilitate and add additional beds at existing migrant camps owned by the Housing Authority.

Yet many people still resist assistance because they are undocumented aliens and fear deportation. Members of the Farmworker Committee continue to work with advocacy groups to reach out and encourage migrant farmworkers to access the available resources.

Through the Napa County Continuum of Care, gaps in services provided to the homeless and special needs ppopulation are being identified and action to correct

those gaps is being taken. As mentioned previously, the Housing Authority continues to be the lead agency for the Continuum of Care and encourages other agencies to apply for funding under this HUD funding source, thus coordinating efforts to fill the gaps as identified.

It should be noted that the reactive status of most programs is not a result of a lack of organization or commitment to meet needs, but is caused by the lack of sufficient resources.

EFFORTS TO MAKE USE OF EXISTING SERVICES AND RESOURCES:

State and federal resources are highly limited, and some resources are only available on a competitive basis. The time and cost involved in competing for resources is sometimes beyond the capacity of both local governmental and non-profit organizations. The organizations involved in housing and support must therefore carefully choose what resources they wish to seek out. The City has actively sought State housing and support resources when it believed it had some reasonable expectation of competing effectively for those resources. Likewise, the City has worked with and encouraged various non-profit groups to seek those resources only available to such groups. The efforts proposed for the coming fiscal year are documented in the City's Action Plan presented later in this Consolidated Plan.

Homelessness results from a variety of causes. Surveys of homeless people in Napa have been conducted to determine how they became homeless and whether there was some gap in the local service delivery system which, if the gap had been filled, could have prevented the person from becoming homeless. The surveys discovered that often the problem is not a gap in the delivery service system itself, but in the availability of resources to address identified needs. This is especially true in regard to mental health and substance abuse programs where there is often insufficient room or time to fully address problems.

With a larger percentage of households leaving the welfare system through the welfare to work program, an overall lack of affordable childcare and the increasingly high cost of housing all contribute to a problem for a growing proporation of children and single parents in all communities. Many single parents may be on the edge of homelessness due to limited resources and lack of affordable housing.

Additional coordination of the delivery of housing and support services could lead to more efficient, effective delivery of those services. Napa Valley Non-Profit Coalition coordinates the provision of both housing and supportive services.

There may be a need for a more comprehensive evaluation of the quality, quantity, and effectiveness of existing programs and a need for increased coordination among services providers. Unfortunately, conducting such a comprehensive evaluation is time consuming and expensive in itself. Most agencies use shrinking resources to address immediate and very acute needs rather than devote those resources towards comprehensive planning, no matter how beneficial those efforts could be in the long run.

To better provide service to those most in need, the City is proposing in its Five Year Plan, the continued support of the Non-Profit Coalition, the further development of the committees that would assist in the development of a multi-agency, multi-

service strategic plan that would address all issues surrounding services and housing for very low and low income residents.

As indicated in the Five Year Plan, a primary activity for the City of Napa is to continue to develop the comprehensive homeless and housing service delivery system that coordinates the provision of housing assistance and supportive services provided by the City and County of Napa and community-based service organizations. The Continuum of Care committee, a committee under the Non-Profit Coalltion, continues to undertake that strategic planning process.

3. The City of Napa does not own nor operate "Public Housing" stock.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

The City requires all recipients of grants from the Housing Authority and the City of Napa to establish an implementation schedule identifying key milestones for each fiscal year and a detailed budget. Grant recipients are required to submit quarterly reports, including both narrative and financial utilization reports.

The City of Napa ensures that recipients of Federal Grant funds are provided technical assistance regarding federal requirements for financial accounting and program reporting consistent with the HUD cash and management information system and ensure reported data is correct and complete. The City provides technical assistance to explain other federal rules relative to funding sources such as Section 504 Handicap Accessibility, Lead-Based Paint, Housing Quality Standards, Davis Bacon Wage Determinations, and Displacement and Relocation Plans.

Every effort is made to assure that the objectives of the Consolidated Plan and One Year Action Plans are met. Review meetings are conducted between City staff and City Council Members to identify and resolve implementation problems, revise strategies, improve performance and review needs and resources necessary to achieve the City's Consolidated Plan goals.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.

2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

1. The City of Napa's priorities for allocating available federal, State and local resources during the next five years is based on an analysis of housing needs by income group. The conclusions of that analysis are found in Table 2. Table 2 assigns a priority to each of the identified categories. Priority "H" is the City's highest priority, while priorities "M", "L" and "N" are progressively lower priorities. This narrative describes the reasoning behind the assignment of the priorities in that Table. There are no housing or homeless needs that received an "N" (no such need) ranking.

The housing activities identified in the five year plan are responsive to the market conditions in Napa. The strategies focus most activity and resources on encouraging the development of rental housing for very low income households whose needs are not met by the private market.

In addition to market condition responsiveness, this five year plan addresses the priorities of special needs subpopulations. In the priorities of the Strategic Plan, each of the subpopulations of very low and low income residents is represented. The encouragement of new development, housing rehabilitation, addition of rental assistance and expansion of facilities and services for very low income people will incorporate the needs of those with mental health needs, youth, families, homeless, physically disabled, farmworkers, people with drug and alcohol addicted challenges, seniors, developmentally disabled persons, persons recently released from prisons and persons recently released from hospitals needing transitional housing. The City will support applications for funding to address these special needs issues.

This plan also focuses on rehabilitating existing units (both rental and ownership) which are the largest source of affordable housing in Napa today. In regard to homeownership opportunities, the program focuses on low income families who are unable to purchase housing without assistance. The high cost of homeownership precludes orienting such a program towards very low income households and yet allows some families to achieve the goal of homeownership. Finally, the program focuses on meeting the needs of the homeless in Napa, including the continued updating of the strategic plan to make most efficient use of funds when resources are very limited.

The City has found that market-rate facilities to serve the elderly are sufficient, with over 300 new units becoming available since the 2000 census.

The City does not have sufficient resources to address the housing needs of all individuals and families requiring shelter. Very low income individuals are often unable to find affordable housing in this City. Simply providing minimum support for needy families absorbs most available resources.

As discussed in previous sections, the training and support services necessary to assist low income families to achieve self-sufficiency are generally available although those services may not be part of a comprehensive supportive housing program. The Housing Authority of the City of Napa continues it's comprehensive Family Self-Sufficiency Program and expects to continue the program over the next five years. A Program Coordinating Committee with representatives of various organizations

providing supportive services to assist in the design, implementation and monitoring of the program continues to give guidance on this program. This Committee includes representatives of Napa County Health and Human Services Agency.

The City also has a goal to preserve and expand facilities to serve the homeless population. As discussed in previous sections, public and non-profit agencies addressing homeless needs have such limited resources that nearly all available resources are devoted to meeting current emergency needs. In a partnership with the Non-Profit Coalition, the City has acted as the lead agency for promoting participation in the Napa County Continuum of Care Strategy. By bringing together the agencies that provide services to the Homeless, the gaps in the continuum for the Homeless have been identified and a strategic plan to meet those needs has been set into motion. The City will continue to support the Continuum of Care efforts within the next five years.

Many programs provide direct housing assistance to those with disabilities as described in previous sections. As with other need areas, the City will continue to support applications to various funding sources as funds become available.

The City's goal is to retain these programs and expand them when resources are available. According to the Napa County Health and Human Services Agency, one of the greatest unmet needs is assistance to those with mental illness disabilities. Some of this population are "developmentally delayed" individuals with drug/alcohol abuse problems, some of whom are homeless. These multi-disorder individuals could be helped by programs specifically tailored to their unique needs, including a residential care facility for "sub-acute multiple diagnosed individuals".

To the degree that substance abuse is a "disability," several service organizations believe that this group is under served. For example, HHSA has identified a need for special residential assistance (shared and independent housing) to women and children recovering from substance abuse problems.

As noted in several places in this report, the City's goal is to spread affordable housing opportunities as much as feasible throughout the City. Higher land costs and development constraints tend to limit most efforts to existing developed areas of the City, most of which already have some affordable housing.

The City of Napa's overall five year plan assigns the highest priority to worst- case-households in all types of assistance. All of the programs developed to provide rehabilitation, new construction, acquisition, and supportive facilities and services will provide a selection priority for eligible individuals and families meeting the following local selection preference of: 1) Involuntary displacement, 2) living in substandard housing (including the homeless), and 3) paying more than 50% of income for housing.

2. The obstacles to meeting the underserved needs of the community is being made more difficult due to the continued decline in the HUD Budgets and the competitiveness for shrinking federal and state funding sources.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs.

3-5 Year Strategic Plan Lead-based Paint response:

1. 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. Napa has an estimated 1,266 pre-1940 rental units, and 1,324 pre-1940 owner occupant 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. Napa's oldest housing stock, particularly pre-1940 housing, is concentrated within the central core of the city.

The Napa County Environmental Health Department considers all homes built prior to 1978 to contain lead paint, espectally those homes built in the 1940's and 1950's. With the passage of California Senate Bill 460, the County is no longer required to collect data on suspected lead paint poisoning cases nor provide lead base paint assessment. Any reported cases of suspected lead poisoning is referred to the State of California and they are obligated to do the assessment. In the year 2004, the County's Environment Health Department referred two cases of suspected lead poisoning to the State. One case was atributed to lead base paint and the other was attributed to the pottery used by the family.

Below is the number of housing units built pre-1940 through 1979 and would be suspected of containing lead base paint:

Housing Units by Age of Unit, by Tenure:

Age of Unit	Renter	Owner	TOTAL
Pre-1940 housing	1266 (16%)	1324 (11%)	2590 (13%)
Built 1940-1959	2355 (29%)	4321 (36%)	6676 (33%)
Built 1960-1979	4330 (55%)	6361 (53%)	10,691 (54%)
TOTAL UNITS	7,951	12,006	19,957

(Source: 2000 U. S. Census)

2. The City of Napa uses CDBG funds to operate a Lead Based Paint Abatement Program with the Napa Housing Authority. All low income residents of Napa are eligible for the program and lead based paint testing typically works in conjunction with the Napa Housing Authority's Rehabilitation Loan Program for low income residents.

As most of the housing units assisted with CDBG funds are older than 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 Napa Housing Authority's Lead Based Paint Program, the City also performs lead based paint testing on any properties affected by CDBG funds and built prior to 1978. However, the majority of the City's lead based paint testing is managed by the Napa Housing Authority.

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).

2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

According to Housing Needs Table of the 10,173 renter households and 6,756 homeowner households, 2,611 City of Napa households are classified as very low income, 3,215 households are low income, and 4,981 households are classified as moderate income. In addition, the Census calculated that 37 percent of Napa's households had a "housing problem" defined as:

1) Occupying units with physical defects (lacking complete kitchen or bathroom)
2) Living in overcrowded housing (more than one person per room)
3) Paying more than 30% of gross income toward shelter costs

Among the hardest impacted income groups are very-low income Napa households. As the Table 1 illustrates, 78 percent experience the "housing problems" described above. Furthermore, the majority of all low income households in Napa spend a high proportion of their income on housing, hence are considered "at risk" of becoming homeless.

In reviewing the housing needs data it was found that 80% of the extremely low income (<30% of MFI) renter households state that they have some type of housing problems. 77% or 1,777 stated that they had a cost burden of more than 30% of their income and 61% stated they had a cost burden of more than 50% of their income.

Of the very low income (31-50% of MFI) renter households 87% state they have some type of housing problem with 77% or 1,422 stating they spend more than 30% of their income on rent and 59% stating they have a cost burden of more than 50% of their income.

Low Income renter households (51-80% MFI) state that only 2,469 or 59% of them have some type of housing problem and of that 2,469 41% have a cost burden greater tha 30% and 10% have cost burden of greater than 50%.

Of the 615 extremely low income elderly renters, 74% or 460 of them state they have some kind of housing problem and 73% state they have a cost burden greater than 30% and 340 or 55% state they have a cost burden greater than 50%.

The very low income elderly renters, 354, state that 70% of them have any type of housing problem and 249 or 70% have a cost burden greater than 30% and 43% or 155 have a cost burden of 50%.

Low Income elderly renters (51-80% MFI) state that 349 or 78% has some kind of housing problem and 76% pay more than 30% of their income for housing and 199 or 44% have a houisng cost burden greater than 50%.

Of the 834 extremely low income owner households 74% expressed they had some type of housing problem, 72% stated they had a cost burden greater than 30% and 58% stated they had a cost burden greater than 50% of their income.

The very low income owners households state that 62% of the 1378 have a housing problem and 59% have a housing burden greater than 30% and 35% state they have a cost burden greater than 50%.

Of the 2,512 low income owners households, 50% or 1,257 state they have a housing problem with 46% stating they have a cost burden greater than 30% and 17% state they have a housing cost burden greater than 50% of their income.

Elderly homeowners, 440, in the very low income range state that 63% have some kind of housing , 280 or 63% have a cost burden greater than 30% and 190 or 43% state they have a housing cost burden greater than 50%.

Of the 850 low income elderly homeowners, 50% state they have some type of housing problem with 50% stating they have a cost burden greater than 30% and 200 or 23% stating they have a housing cost bruden greater than 50%.

There are 1180 elderly low income homeowners in Napa and 245 or 20% state they have some type of housing problem and 20% pay more than 30% of the income on housing and 9% state they have a housing cost burden of more than 50% of their income.

Overall, there is a correlation between the level of household income and experiencing a housing problem in the city of Napa. The lower the household income, the greater likelihood that the family is experiencing a housing problem such as physical defects, overcrowding, or paying more than 30% of their gross income toward shelter costs. Furthermore, renter households are more likely to have a

housing problem than owner households, since 73 percent of renters and 57 percent of owners experience these problems in the very low to moderate income groups. Housing problems are most acute for very low income renters and owners, with other low income renters close behind.

The relationship between level of household income and housing problems remains strong i.e., an analysis of cost burden (paying more then 30 percent gross income for shelter costs) and severe cost burden (paying more than 50 percent) among different income and housing tenure groups. Again, the following table indicates that renter households are more likely to have a severe cost burden then do owner households, with the housing affordability problem most acute for extremely low income renters, 62 percent experiencing this burden.

The attached tables outline the direct relationship between size of the household experiencing cost burden and renter/ownership status. In general, elderly households have less of a cost burden than family households within most income categories. As the size of the family increases, the percentage of families experiencing a cost burden also increases among both renters and owner households, with very low income large families having the most acute cost burden problems.

Table 1

Percentage of Napa Households With Any Housing Problems
by Housing Tenure and Income Category

Housing Tenure

INCOME CATEGORY	RENTER HOUSEHOLDS	OWNER HOUSEHOLDS	TOTAL HOUSEHOLDS
Extremely Low Income 0-30% MFI	80%	74%	78%
Very Low Income 31-50% MFI	87%	62%	76%
Other Low Income 51-80% MFI	59%	50%	54%
TOTAL HOUSEHOLDS	73%	57%	66%

2000 U.S. Census Data

Table 2

Percentage of Napa Households With a Cost Burden
and Severe Cost Burden by Housing Tenure and Income Category

	Renter Households		Owner Households		TOTAL HOUSEHOLDS	
Income Category	Cost Burden >30%	Severe Cost >50%	Cost Burden >30%	Severe Cost >50%	Cost Burden >30%	Severe Cost >50%
Extremely Low Income 0-30% MFI	77%	61%	72%	58%	75%	60%
Very Low Income 31-50% MFI	77%	28%	59%	35%	70%	32%
Other Low Income 51%-80% MFI	41%	10%	46%	17%	43%	14%

2000 U.S. Census Data

Table 3

Percentage of Napa Households With Cost Burden >30%
By Family Type, Housing Tenure, and Income Category

	RENTER HOUSEHOLDS				OWNER HOUSEHOLDS		TOTAL HOUSEHOLDS
Income Category	Elderly	Small Related	Large Related	Other	Elderly	Other Owners	Total Household Cost Burden >30%
Extremely Low Income 0-30% MFI	73%	83%	89%	71%	63%	84%	75%
Very Low Income 31-50% MFI	70%	76%	69%	96%	50%	74%	70%
Other Low Income 51-80% MFI	75%	38%	8%	44%	21%	68%	43%

2000 U. S. Census Data

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.

4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

The City of Napa's priorities for allocating available federal, State and local resources during the next five years is based on an analysis of housing needs by income group. The conclusions of that analysis are as follows:

A. The Non-Elderly Renter households in the extremely low, very low and low income levels are given the highest priority housing needs.

The five year goal will be to develop 200 new rental units, 35 for extremely low income families, 115 for very low income families, and 50 for low income families. This will include Inclusionary Units in mixed use development in the downtown area and the Soscoal Gateway areas.

The housing activities identified in the five year plan are responsive to the market conditions in Napa. The strategies focus most activity and resources on encouraging the development of rental housing for very low income households whose needs are not met by the private market.

Another activity that will assist the non-elderly renter households will be to rehabilitate substandard rental units for extremely low, very low, and low income families. This is a primary activity for small households and a secondary activity for large renter households. The five year goal will be to rehabilitate 50 units of substandard rental units for extremely low, very low, and low income renters.

Lastly to assist with the 73% renter households with a burden, the City plans to acquire 50 rental units, 20 for extremely low income families, 20 for very low income families, and 10 for low income families.

B. Assisting extremely low to low income homeowners was also given a high priority.

First of all the plan focuses on rehabilitating existing units which are the largest source of affordable housing in Napa today. The five year goal is to rehabilitate 10 homes for the extremely low income household, 50 for the very low income households and 15 homes for the low income households.

In regard to homeownership opportunities, the program focuses on low income families who are unable to purchase housing without assistance. The high cost of homeownership precludes orienting such a program towards very low income households and yet allows some families to achieve the goal of homeownership. The five year goal is to offer down payment assistance to 50 low income households. The down payment assistance will help with the gap in financing needs and reduce the number of housing problem needs for the low income housholds.

Finally, the city purposes to acquire 30 new homes through its inclusionary ordinance that will be offered to low to moderate income first time homebuyer households. Again, this will assist in reducing the housing problem needs for the low to moderate income households.

C. Low Income Homeless and persons with special needs was given a high priority.

The provision of services for homeless persons and non-homeless persons with special needs is a primary activity.

With the limited Federal and State funds available the City will maintain the level of funding through the Shelter Plus Care Program for rental assistance. The City currently has 6 vouchers available and with Federal budget cuts anticipated, the five year goal will be to maintain existing funding.

Development of New Shelter Facilties, in the south Napa area, with a five year goal to expand available beds, 49 beds, in emergency shelters and coordinate available social services to address special needs is an anticipated activity to assist low income homeless. Also, the construction of at least a 24 bed transitional housing facility for previously homless individuals and families is a priority in the next five year period.

The acquisition of additional emergency shelter space is a primary activity. There is a critical need to find a permanent facility for emergency shelter for single men and women. The City does not have sufficient resources to address the housing needs of all individuals and families requiring shelter. Very low income individuals are often unable to find affordable housing in this City. Simply providing minimum support for needy families absorbs most available resources.

Support of the Continuum of Care Homeless and Housing Delivery System is part of the five year goal to assist low income homeless and persons with special needs. The City will continue to support and implement the comprehensive strategy identifying the needs in the homeless and housing service delivery system for the City and County of Napa. Continue to build the coordinating relationships between the City,

County and the community based organizations that provide housing assistance and supportive services for the homeless and special needs populations.

D. Low Income Elderly were given a lower priority due to the fact that the City has found that, existing market-rate and affordable housing facilities to serve the elderly are sufficient.

In reviewing the Housing Needs Analysis tables the greatest need for the low income elderly population is to assist with rehabilitation of rental and homeownership units. Although 70% of the low income elderly have some kind of housing problems, 300 new housing units have become available since the 2000 census. It has been determined that limited funds should be used to improve substandard housing.

The five year goal will be to Rehabilitate 20 substandard rental and homeownership units for low income elderly renters and homeowners. The goal with this activity is to rehabilitate existing substandard housing occupied by elderly households, including handicap accessibility improvements to increase the number of rental units that are accessible to people with handicaps and disabilities. With this activity 6 elderly homeowner units are anticipated to be rehabilitated to assist with substandard living conditions and alievate housing problems.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

MARKET AND INVENTORY CONDITIONS

A. General Market and Inventory

Housing Supply and Demand

According to the 2000 U.S. Census, it was reported that the City of Napa had 27,352 housing units. Of these, 16,260 were owner occupied housing units and 10,719 were renter occupied housing units.

Vacancy Rates

In the 2000 U.S. Census, Napa's overall vacancy rate was 1.36% for all housing units, rental and for sale housing. Table below portrays Napa's vacancy rate by bedroom size:

Percent of 2000 Rental Units, by Bedroom Size, % Vacant

1-Bedroom	130 units	.47% vacant
2-Bedroom	127 units	.47% vacant
3-Bedroom	116 units	.42% vacant

Source: 2000 U.S. Census

These rates from the 2000 census illustrates the demand for rental housing of all sizes and bedroom count. Since the Census of 2000 the City of Napa has had approximately 800 new rental units built year to date, with one-third of them being made available to very-low to low income households.

The Housing Market Analysis attached to this report still indicates a need for additional rental units for very-low to low income households and for rental units for large related households in all income levels.

Refer to "Housing Market Analysis Table" in the back of the report

Housing Condition:

Older housing stock continues to be in demand, both as for-sale housing and for rentals. According to the U.S. Census, 72 percent of Napa's housing was built before 1980 (19,957 units -- see table below). While age of housing may not accurately describe substandard units, it is the most commonly used indicator of poor condition.

Rental Units. Some 74 percent of Napa's rental units were constructed pre-1980. One third of the rental stock was over 30 years old, or built prior to 1960.

Housing Units by Age of Unit, by Tenure

Age of Unit	Renter	Owner	TOTAL
Pre-1940 housing	1266 (16%)	1324 (11%)	2590 (13%)
Built 1940-1959	2355 (29%)	4321 (36%)	6676 (33%)
Built 1960-1979	4330 (55%)	6361 (53%)	10,691 (54%)
TOTAL UNITS	7,951	12,006	19,957

Source: 2000 U. S. Census

for sale housing that will be made available specifically to low and very low income households.

Overcrowding

Alleviate overcrowding. According to the CHAS Databook (Table 8), over 60 percent of large (5 or more) related renter households live in overcrowded housing. Owner households have a much lower percentage incidence -- under 2 percent of all owner households, and 2.3 percent of other-than-elderly owners.

% Overcrowded Households

Income group % of median	All Renters	Large Renter Hshlds (5+)	All Owners	Non-Elderly Owners
0 - 30%	10.8%	61.5%	2.7%	10.3%
31- 50%	12.9%	63.5%	1.8%	5.9%
51- 80%	12.3%	73.7%	2.2%	4.8%
Total	9.8%	60.4%	1.6%	2.3%

Source: CHAS Databook Table 8: "Incidence of Overcrowded Households: 1990, by Tenure and Income Group."

Overcrowded Renters. Households earning less than 80% of median income account for over one-third of the overcrowded rental units, while less than 10% of all renters are in this category (column "All Renters"). Over 60 percent of these units are occupied by large, related households. Sixty-two percent are considered "very low income" (0-50% of median), 73 percent as "other low income" (51-80% of median).

Overcrowded Owners. Few owner households are overcrowded. However, 10 percent of the non-elderly very, low income (under 30% median) owner-occupants and 6 percent of low-income (31 - 50%) are in this category.

Cost of Housing:

Napa County saw a 20.4% increase in the median home purchase price in the first half of 2004 alone. The median purchase price in the City of Napa has increased from $415,000 to over $500,000 in just the first six months of 2004. With the steady increase in purchase prices in Napa it is becoming extremely difficult for first time homebuyers to purchase affordable housing in Napa. In the San Francisco Bay area the median price of homes increased by 18.8 percent according DataQuick Research. The City of Napa has seen the same type of sales effects.

In the oldest core neighborhoods, where housing remains relatively affordable, with the home sale prices averaging $350,000 to $450,000 in 2004.
Rents: First quarter 2000 market rents for one and two bedroom apartments and duplexes start at $600 to $1,200 per month. Rental two- and three-bedroom homes range from $900 to $2,000 per month.

In 2000, HUD fair market rent limits for the area, as listed in the Federal Register, were at $580 for an efficiency, $659 for a 1-bedroom, $804 for 2-bedroom, and $1,116 for 3-bedroom units. HUD's 2005 fair market rents for the area have seen a 25 - 30 percent increase to: $784 to an efficiency, $857 for a 1-bedroom, $1,006 for a 2-bedroom, and $1,396 for a 3-bedroom units.

Impediments/opportunities

Housing costs:

The rise in costs can be attributed to regional trends in the Bay Area and to local land use policies. In the 1970s, Napa attracted home buyers and developers with its then-more-affordable land costs. The city and the county enacted growth control measures that limited land supply for development, thereby increasing the value of land that could be developed. "Upper end" homes attracted new households with incomes beyond Napa's median income range. To the upper-middle income workers willing to commute to jobs in other parts of the Bay Area, Napa's housing prices and natural amenities were appealing.

In 2003 & 2004 Napa saw a boom in the for sale real estate market. With mortgage interest rates hitting a 40 year low, many residents rushed to capitalized on the lower mortgage interest rates causing a surge in sales and sales prices to soar.

Rental Housing:

During the years 2003-2005, the City of Napa saw 600 new rental units built with 300 of the units built for senior housing. 10% of the units were set aside as affordable units through the City's Inclusionary Ordinance. Prior to 2003, very few rental units were built due to financing constraints on multi-family housing and the city policies encouraging single-family developed and the suppressed rental market.

In 1999, the City adopted an Inclusionary Housing Ordinance and is much more aware of the current housing crisis conditions. Through the new inclusionary ordinance and other incentives, the City encourages development of apartments and

According to Table above, the number of these pre-1980 rental units considered as low and very-low income rentals (5,956 units) accounted for 59 percent of all of Napa's rental stock, and 30 percent of all the pre-1980 housing stock. The majority of rental stock in each age category (75 to 82 percent) were rented to low or very-low income tenants.

Owner units: As shown in the above table, pre-1980 owner-occupied units represent 72 percent of all owner units in Napa at the time of the last U.S. Census (12,006 units out of a total of 16,633 owner-units).

Low and very-low income households occupied only 7 percent of the pre-1960 stock, and 15 percent of homes built between 1960 and 1979.

Condition survey:

The number of units in need of rehabilitation can only be estimated. The last housing condition windshield survey, conducted in 1990, concentrated upon the oldest portion of the city: four core neighborhoods (the "downtown core," "Oldtown" adjacent to downtown, the A-B-C Streets, and Westwood. See Map labeled "1990 Housing Condition Survey." The survey looked at five exterior building condition components: roofs, porches and stairs, paint and exterior surfaces, windows and doors. Only 23 percent of the homes in these four neighborhoods demonstrated needing repair. Of these, two-thirds needed minor repair, such as painting, while another third required some moderate level of repair. Only 8 percent needed substantial repair, and only one percent were identified as dilapidated. At the time, over 80 percent appeared to require painting and/or improvements to their exterior.

As the 1990 condition survey noted, only 8 percent appeared to need exterior repair. Since the inception of the CDBG rehabilitation program, over 500 rehab loans have been made, primarily in the older sections of the city in owner-occupied units. The City's Housing Authority operates a housing rehabilitation program using CDBG funds. Many rehab applicants own property within the central city area. Their most common repair items include replacement or repair of foundations, siding, porches, stairs, roofs, plumbing, electrical service, termite damage and painting. Seismic retrofitting is necessary for both single and multi-family dwellings.

Since 1990, this historic residential area has experienced owner-initiated repair activity. Permits issued in the "Old Town" residential area south of downtown have addressed building foundation repair or replacement, termite/dry rot damage, plumbing, and replacement of porches and stairs. Repairs for the 1940s-1950s vintage housing in the area north of Lincoln and south of Pueblo, east of California have focused upon termite damage to stucco walls, re-roofing, and code updating.

According to HUD, its survey of first-year CHAS reports throughout the nation indicated that, on average, 15 percent of owner-occupied units are considered substandard, with 18 percent of renter-occupied units in that category. Applied to Napa's housing stock, this represents a total of about 4,364 units (2,454 owner-occupied, 1,910 renter-occupied).

Based upon its recent inspection experience, the City of Napa Housing Authority estimates that of the city's substandard rental units, only two percent are dilapidated, and 22 percent are suitable for rehabilitation. Owner-occupied units are in better condition: approximately 13 percent are suitable for rehab.

City of Napa Housing Prices (source = NCMLS & BAREIS)

Year	Average Price All	Average Price 2 Bd/1 Ba	Average Price 3 Bd/2 Ba	Units Sold	Source of Data	General Notes
	Note 6, 7	Note 3	Note 3			
1989	$189,061			1004	Note 1	Note 4
1990	$200,614			980	Note 1	Note 4
1991	$207,721			940	Note 1	Note 4
1992	$211,510			4033	Note 1	Note 4
1993	$202,759			949	Note 1	Note 4
1994	$214,010			945	Note 1	Note 4
1995	$217,684			867	Note 1	Note 4
1996	$218,643			1010	Note 1	Note 4
1997	$245,737	$146,501	$222,665	875	Note 2	Note 5
1998	$264,906	$157,928	$240,034	1008	Note 2	Note 5
1999	$315,567	$188,143	$285,957	1136	Note 2	Note 5
2000	$372,920	$222,323	$337,907	1029	Note 2	Note 5
2001	$403,913	$240,800	$365,990	886	Note 2	Note 5
2002	$460,262	$290,617	$404,744	1052	Note 2	Note 5
2003	$546,884	$367,197	$464,319	975	Note 2	Note 5, 8
2004	$584,602	$441,640	$541,720	1285	Note 2	Note 5, 9
2005						
2006						
2007						
2008						
2009						
2010						
2011						
2012						
2013						
2014						
2015						
2016						
2017						
2018						
2019						

Notes

1 Source is Napa County Multiple Listing Service, courtesy John Murdock.

2 Source is Bay Area Real Estate Information System

3 1997-2000 & 2002 data derived from 2001 & 2003 cost data and 1997-2003 average price data

4 Includes SFR (single family residential) and CID (common interest development) sales

5 Includes only SFR sales.

6 1989-1996 Napa County MLS data for SFRs/CIDS is normalized to fall in with 1997-2003 BAREIS SFR data

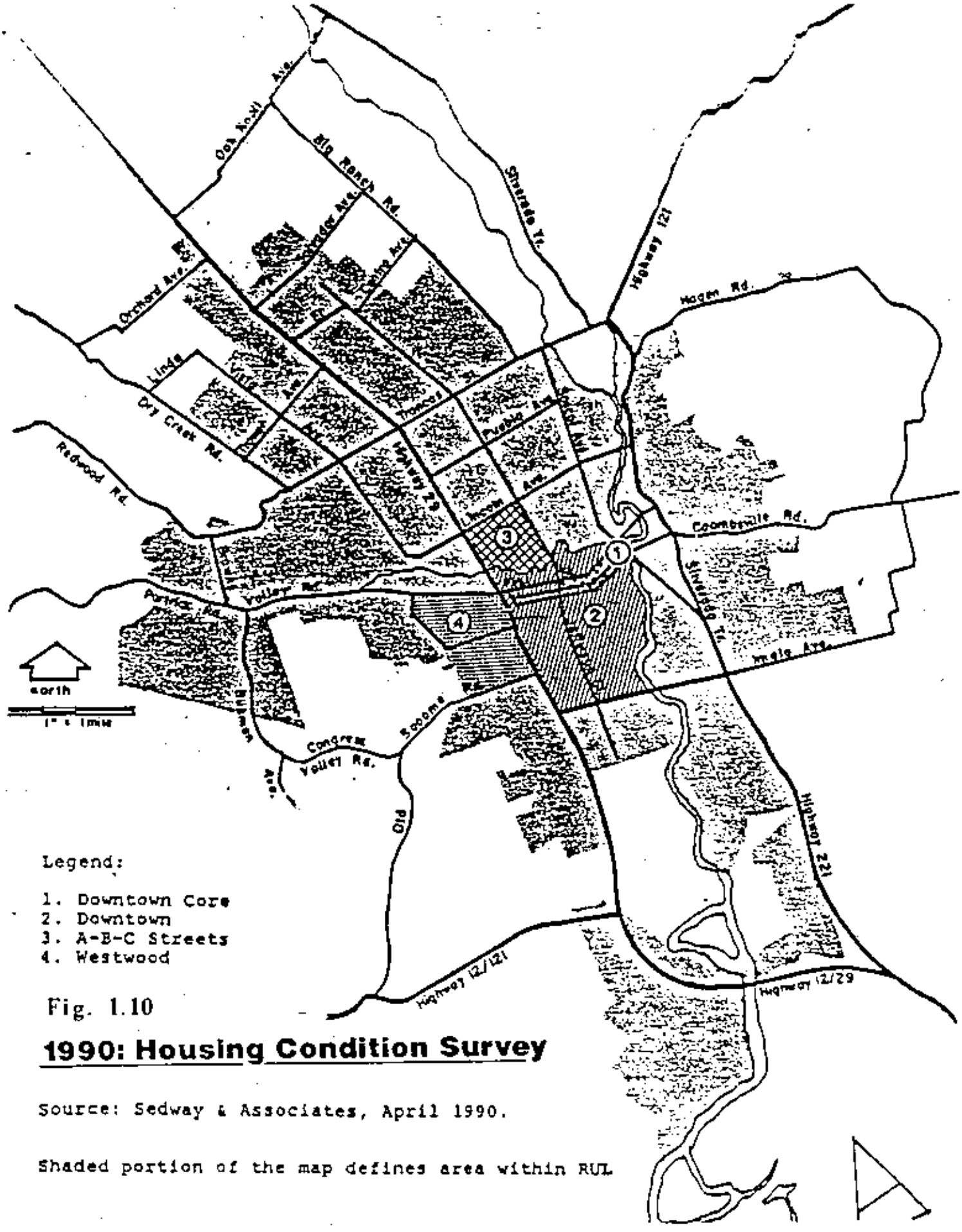
7 Data source since 1997 = BAREIS Current Market Statistics report

8 2/1 data based on 135 sales; 3/2 data based on 288 sales

9 2/1 data based on 142 sales, 3/2 data based on 350 sales. "Units Sold" applies to "Average Price - All"

SOCDS CHAS Data: Affordability Mismatch Output for All Households

Name of Jurisdiction: Napa city, California			Source of Data: CHAS Data Book		Data Current as of: 2000				
	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms				
Housing Units by Affordability	0-1 (A)	2 (B)	3+ (C)	Total (D)		0-1 (E)	2 (F)	3+ (G)	Total (H)
1. Rent <= 30%					**Value <=30%**				
# occupied units	544	230	155	929		N/A	N/A	N/A	N/A
%occupants <=30%	62.5	41.3	32.3	52.2		N/A	N/A	N/A	N/A
%built before 1970	37.7	65.2	67.7	49.5		N/A	N/A	N/A	N/A
%some problem	32.2	30.4	25.8	30.7		N/A	N/A	N/A	N/A
#vacant for rent	0	4	4	8		N/A	N/A	N/A	N/A
2. Rent >30 to <=50%					**Value <= 50%**				
# occupied units	565	510	225	1,300		245	720	115	1,080
%occupants <=50%	54	42.2	35.6	46.2		44.9	44.4	21.7	42.1
%built before 1970	74.3	62.7	73.3	69.6		34.7	46.5	60.9	45.4
% some problem	59.3	52	40	53.1		18.4	31.3	13	26.4
#vacant for rent	10	4	4	18	#vacant for sale	0	10	0	10
3. Rent >50 to <=80%					**Value >50 to <=80%**				
# occupied units	2,495	2,845	1,150	6,490		34	330	510	874
%occupants <=80%	62.9	53.1	41.7	54.9		100	59.1	45.1	52.5
%built before 1970	53.7	51.3	62.6	54.2		58.8	24.2	58.8	45.8
%some problem	62.3	47.8	39.6	51.9		0	12.1	8.8	9.7
#vacant for rent	30	35	4	69	#vacant for sale	0	4	10	14
4. Rent >80%					**Value >80%**				
# occupied units	925	425	650	2,000		487	3,089	10,730	14,306
#vacant for rent	40	15	0	55	# vacant for sale	60	55	94	209



Legend:

1. Downtown Core
2. Downtown
3. A-B-C Streets
4. Westwood

Fig. 1.10

1990: Housing Condition Survey

Source: Sedway & Associates, April 1990.

Shaded portion of the map defines area within RUL

CITY OF NAPA HOUSING PRODUCTION, 1990 - 2004

	HOUSING UNITS GAINED			
YEAR	DETACHED	ATTACHED	MULTI-FAM	TOTAL UNITS
1990	219	48	109	376
1991	232	39	513	784
1992	115	0	18	133
1993	132	0	76	208
1994	202	5	12	219
1995	182	11	8	201
1996	113	0	2	115
1997	96	9	0	105
1998	221	22	35	278
1999	326	16	123	465
2000	229	0	4	233
2001	112	0	135	247
2002	108	0	617	725
2003	80	82	35	197
2004	101	35	60	196
AVERAGE	165	18	116	299

CITY OF NAPA HOUSING TYPES, FROM CENSUS
1980 TO 2000

HOUSING TYPES	1980	1990	2000	1990 - 2000 CHANGE	% CHANGE
1 Unit	13,747	15,330	19,389	4,059	0.26
2-4 Units	1,968	2,533	2,764	231	0.09
5-9 Units	826	1,280	1,072	(208)	-0.16
10 + Units	1,660	2,374	3,145	771	0.32
Mobile Homes					
or trailers	850	1,695	1,388	(307)	-0.18
TOTAL	19,051	23,212	27,758	4,546	0.33

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

PRIORITY A: VERY LOW AND LOW INCOME RENTER FAMILIES

Analysis:

Non-elderly very low income family renters were assigned the highest priority in all support activity types. This group is most in need of assistance which will require an increase in the affordable rental housing stock available and assistance that rehabilitates substandard living units. This group also often requires additional rental assistance to reduce the cost-burden of the relatively high rents found throughout the Bay Area and to bridge the gap between the costs of developing new units and affordable rents.

According to the Association of Bay Area Governments preliminary estimations, 26 percent (853 units) of the City's housing needs over the next five years are for housing affordable to very low income households, and 16 percent (537 units) for low income households. The private market does not provide new housing affordable to very low income households. Moreover, in the tight rental market, low income tenants are often competing with moderate income tenants for the existing limited supply. Such competition often leads to bidding up the cost of rental housing to unaffordable levels. Those market units remaining affordable to very low income tenants are often substandard. Alternatively, very low income households may be forced to overcrowd units to spread costs among many marginal wage earners.

Non-elderly low income renter families received the highest priority among low income households for assistance. Between the years 2003 and 2005, 600 apartment units have been built with 10% of these units have been made affordable through the Inclusionary Program, there is still a need for affordable rental housing for the very low and low income renter families. The City of Napa will continue encouraging the development of additional rental housing through a number of programs.

Furthermore, the current rental stock is not affordable for very low and low income renter families. Only 12% of currently occupied units are affordable for families at 50% of median income, and only 8.7% for families making less than 30% of the median income. Less than 1/5 of the current rental stock is three-bedroom or more, and has the lowest vacancy rate. This makes it extremely difficult for large renter families to find any vacant 3-bedroom or larger housing units, let alone affordable housing.

Thus, providing additional housing assistance to very low and low income renter families is a high priority for the City of Napa. There are a number of obstacles that

will need to be addressed in order to meet this need, including locating appropriately zoned developable sites, providing incentives for the private market to assist in producing the units, financial assistance to reduce total development costs, and overcoming citizen opposition to higher density rental housing.

STRATEGY DEVELOPMENT/INVESTMENT PLAN

ACTIVITY 1:

New Construction of Affordable Rental Units for Very Low and Low Income Renter Families

Five Year Goal: Develop 200 rental units, 35 for extremely low income families, 115 for very low income families, and 50 for low income families. The construction of additional affordable rental units for extremely low, very low and low income renter families will be a primary activity.

The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. Land Banking Program: Acquire high density sites for development citywide for the purpose of developing rental units for the Very low and low income renters.

2. Inclusionary Zoning and Density Bonus Program: Require all developers to produce a percentage of affordable units. Provide incentives for affordable units citywide for Very low and low income renters

3. Low Income Housing Tax Credit Program: Apply for federal financial assistance to subsidize or provide other capitalization for development. Use Citywide to develop rental units for extremely low, very low, and low income renters.

4. Local Housing Trust Fund: Utilize redevelopment tax increment set aside and other local funds citywide to reduce development costs. Very low and low income families.

5. HOME Rental Construction Program: Augment local funds available for citywide rental construction for extremely low, very low, and low income families.

6. Mortgage Revenue Bonds: Housing Authoirty will issue Mortgage Revenue Bonds for development of appropriate projects.

ACTIVITY 2:

Rehabilitate Substandard Rental Units for Very Low and Low Income Families

Five Year Goal: Rehabilitate 50 units of substandard rental units for extremely low, very low, and low income renters.

The rehabilitation of substandard rental units for extremely low, very low, and low income families is a primary activity for small households and a secondary activity for large renter households. Over 73% of the existing rental housing was built before 1980, with approximately one-third over 30 years old. Very low and low income families are more likely to occupy the older substandard housing in the city. In the City of Napa, a total of 2,590 housing units were built prior to 1940. Forty-nine percent are occupied by renters, with 82% very low and low income families.

The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. CDBG Rehabilitation Program: Provide funds at low interest to rehabilitate units for extremely low to low income renters. Target citywide rental units with the priority on areas housing extremely low to low income households.

2. HOME Rehabilitation Program: Augment local funds available for rehabilitation of citywide units for extremely low, very low, and low income renters.

3. Code Enforcement Program: Enforce existing codes and health and safety regulations citywide. Target rental units of very low and low income renters.

ACTIVITY 3:

Acquisition of Existing Multifamily Rental Housing

Five Year Goal: Acquire 50 units of existing rental housing and maintain it as affordable housing.

The acquisition of existing multifamily rental housing, particularly with three or more bedrooms, is a primary activity. The cost of acquiring and rehabilitating existing housing stock that is substandard can cost less than constructing new units and can, in many cases, be completed in less time. It also has the corollary benefit of improving the surrounding neighborhood, adding units to the existing affordable housing inventory, and does not increase the overall density in the area.

Additionally the City wants to conserve existing federally subsidized housing at risk of conversion to market-rate housing.

The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. Home Acquisition Program: Augment local and private funds available for acquisition. Target very low and low income renters citywide with priority to areas with 51% low income households.

2. Redevelopment Acquisition Program: Use 20% set aside funds to acquire properties citywide. Target extremely low to low income renters.

3. HOME and CDBG Rehabilitation Program: Provide funds to rehabilitate acquired properties citywide for extremely low, very low and low income renters.

4. Federal HOME Loan Affordable Housing Program: Provide funds to acquire properties citywide. Provide units for extremely low, very low, and low income families.

5. Low Income Housing Preservation Program: Monitor owners' plans and, if necessary, seek to acquire or assist in acquiring units citywide that are threatened with conversion to market rate. Target very low and low income families.

PRIORITY B: EXTREMELY LOW TO LOW INCOME HOMEOWNERS

Analysis:

Very low income existing homeowners in comparison to renter households have less of a severe cost burden (paying more than 50% of income for housing cost). Renter households are more likely to have a cost burden than very low income owners (61% vs. 58% for families making less than 30% of the median income and 28% vs. 35% for families making between 31% - 50% of the median income). For low income existing homeowners (51% - 80% median income) 17% of these owners have a severe cost burden.

However, very low and low income existing homeowners still have critical housing issues with over 43% of these households experiencing housing problems. They are more likely to be overcrowded, living in substandard and older housing, and often lack necessary funds and have difficulty borrowing in the prevailing market to maintain their homes.

Their main need is generally for assistance in rehabilitating and maintaining existing residences to a standard condition.

There are a number of obstacles that need to be overcome to rehabilitate owner occupied housing, including owner reluctance to apply for new debt loans, even when payments are deferred; lengthy processing delays due to Federal and State requirements for historic and flood plain properties, and leveraging private funds.

STRATEGY DEVELOPMENT/INVESTMENT PLAN

ACTIVITY 1:

Rehabilitate Substandard Owner-Occupied Housing for Very Low and Low Income Families

Five Year Goal: Rehabilitate 75 units of substandard owner occupied housing for extremely low, very low, and low income families.

The rehabilitation of substandard owner occupied housing will be a primary activity for extremely low, very low, and low income existing homeowners. The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. CDBG Rehabilitation Program: Provide funds at low interest rate to rehabilitate units citywide for extremely low, very low, and low income homeowners with priority to areas with 51% low income households.

2. HOME Rehabilitation Program: Augment local funds available for rehabilitation citywide units for extremely low, very low, and low income homeowners with priority to areas with 51% low income households.

3. Code Enforcement Program: Enforce existing codes and health and safety regulations citywide with priority on the extremely low, very low, and low income homeowners.

ACTIVITY 2:

Provide Homebuyer Assistance Opportunities

Five Year Goal: Assist 50 low income households to become first time homebuyers.

The City of Napa has concluded that a first time homebuyer program for very low income households is not an efficient use of limited resources. The high cost of for-sale housing in relation to the amount very low income households can afford to pay means a very high per-unit subsidy would be required to make for-sale housing affordable.

However, low income first time homebuyers received a high priority for the use of assistance funds. This group can often purchase older houses with a down payment assistance subsidy. These first time buyers receive the benefit of homeownership (including predictable and stable home-costs) and the community is benefited by increased diversity and stability. Often, over time, initial subsidies can be reduced or eliminated. Upon the sale of units, the City recaptures funds, which can be used to assist new families. Some State programs are oriented specifically for this group. The City also requires developers to include for sale housing to low income households in all new developments under it's recently adopted inclusionary ordinance. The Housing Authority monitors these transactions on behalf of the City.

Low income first time homebuyers are drawn from renter households making between 50% - 80% of median income. Assisting these families in becoming homeowners will make their rental units available on the market for other very low and low income renter households. An analysis of the 2000 Census data clearly indicated that if you can assist a low income renter household to become a homeowner, the likelihood of the family experiencing any housing problem defined as occupying units with physical defects, overcrowding, or paying more than 30% of gross income toward housing costs significantly drops.

There are a number of obstacles that need to be overcome in order to assist first time homebuyers, including locating appropriate sites for new development, locating suitable existing ownership units that are affordable for acquisition or acquisition with rehabilitation, coordinating homebuyer assistance programs with permanent private mortgage financing, and developing a coordinated network of local realtors and lenders to work with the City of Napa to implement marketing and to monitor the first time homebuyer program.

The City's Five Year Goal will be to assist 50 low income households to become first time homebuyers. The provision of homebuyer assistance to low income first time homebuyers is a primary activity. In order for low income households to be able to afford and qualify to purchase a home, they are going to need a variety of homebuyer assistance programs. The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. Outreach and Counseling Program: Identify and assist eligible candidates to qualify for the program. Target low income first time homebuyers.

2. HOME, HELP, and Redevelopment Down Payment Assistance Program: Provide down payment funds to assist first time buyers qualify for a loan. Target low income first time homebuyers citywide.

ACTIVITY 3:

New Construction of Affordable Homeownership Units for First Time Low Income Homebuyers

Five Year Goal: Develop 30 Homeowner units affordable to first time low income homebuyers.

The new construction of affordable homeownership units is also a primary activity. The Housing Authority of the City of Napa has developed restrictive regulatory documents to ensure long term affordability which have been approved by FHA, Fannie Mae and Freddie Mac. Additionally, with the City of Napa's current inclusionary ordinance, private developers are required to provide at least 10% of the units in a development to low income first time homebuyers. Should land become available, there are also local non-profits that have the ability to develop for sale housing at an affordable cost. The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. Self Help Housing Program: Reduce costs of development by allowing future owners to provide labor in the construction of units. Target low income first time homebuyers citywide.

2. Inclusionary Zoning and Density Program: Requires all developers to provide a percentage of affordable units for low income first time homebuyers.

3. Land Banking Program: Provide City owned sites at reduced (or no) cost to reduce development costs for development of housing units for low income first time homebuyers.

4. Local Housing Trust Fund: Utilize redevelopment tax increment set aside and Affordable Housing In-Lieu fees to reduce costs to development housing units for low income first time homebuyers.

5. HOME New Construction Program: Use federal funds to leverage local government and private funds for new construction of housing units for low income first time homebuyers.

PRIORITY C: Very Low and Low Income Homeless Persons and Non-Homeless Persons with Special Needs

Analysis:

Homeless Population and Persons with Special Needs are a very high priority for aid. Various sections of this Consolidated Plan and the City's Housing Element describe the special needs of such groups as the disabled, large families, mentally ill, farmworkers, persons with AIDS and others. Although support networks and special housing exist for many of these groups, with the significant increase in housing prices in the entire Bay Area, there is little housing available for this population without additional assistance. The areas of greatest need as identified by the Continuum of Care Gaps Analysis is the need to provide additional housing, both permanent and transitional, for the homeless (including farmworkers).

The present services for homeless consist of a shelter for adults without children (Sullivan Shelter) for 40 men and women over age 18, the Napa Emergency Women's Service shelter for battered women and their children, which can accommodate four families (12 people), and a the family shelter (Samaritan Family Center) which can house up to 10 single women and 7 families. The shelter providers have been able to secure a site each of the last several years to provide a winter emergency shelter in addition to the more permanent shelters. The owner of the building that houses the shelter for singles has indicated that they would like to reclaim the building for other purposes. The City continues to support the Non-profit shelter providers in the search for a suitable relocation site. There is also a Day Resource Center that assists with meeting the needs of increasd services and outreach for the street homeless.

As a result of the overall lack of shelters to serve homeless persons, the highest priority is to expand the City's capacity to provide shelter and to simultaneously find an adequate ongoing source of operating funds to support the necessary facilities and services required for this population.

There is an acute lack of single room occupancy rental units for single individuals with service needs related to mental illness, alcohol and drug abuse, AIDS, and other related diseases.

The Director of the Napa Valley Shelter Project estimated that 60 to 80 homeless people are seeking shelter on any given night. It is estimated that 50% have an alcohol or drug abuse problem and that 20% - 30% have a severe mental illness in addition to their alcohol or drug abuse problem.

The Continuum of Care Committee has identified the current gaps in the service delivery system and prioritize the use of limited federal and local resources in preparing the Gaps Analysis and in setting priority's for the needs. The preliminary rank order of sub-populations was the following:

1. Homeless families (including domestic violence victims)

2. Homeless individuals
3. Mental health and or substance abuse clients
3. Farmworkers (tied with mental health)
4. Elderly/frail elderly requiring mobile home rent stabilization

The specific services and resources identified as most critical for preventing and reducing homelessness included the following in rank order:

1. Additional affordable rental housing development
2. Expanded case management capacity for the homeless and mentally ill families and individuals, including transitional housing
3. Expanded homeless prevention programs
4. Improved comprehensive data collection system to track and monitor service clients

STRATEGY DEVELOPMENT/INVESTMENT PLAN

ACTIVITY 1:

Maintain Homeless Rental Assistance

Five Year Goal: Maintain 25 Rental Assistance Vouchers

The provision of maintaining rental assistance is a primary activity. The Housing Authority of the City of Napa has a currently operating Transitional Housing Program that coordinates the provision of 25 Vouchers with supportive services provided by the Napa Valley Shelter Project and Napa Emergency Women's Shelter for battered women and their families and homeless families.

The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. Shelter Plus Care Program: Apply for federal funds to coordinate rental assistance citywide with local supportive services for homeless with disabilities for very low and low income homeless families; battered women and children.

ACTIVITY 2:

Development of New Shelter Facilties

Five Year Goal: Expand available beds, 49 beds, in emergency shelters and coordinate available social services to address special needs.

The acquisition of additional emergency shelter space is a primary activity. There is a critical need to find a permanent facility for emergency shelter for single men and women. The current facility is leased space that is not adequate for a shelter and is subject to be closed down at any time. Likewise, the existing battered women's shelter cannot accommodate all of the domestic violence victims in need of shelter.

Many times, domestic violence victims have to be referred to other jurisdictions for assistance.

The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. Shelter Acquisition Program: Identify, acquire and rehabilitate appropriate buildings for emergency shelter in appropriately zoned sites . Target homeless families and individuals.

2. Acquisition Program, Domestic Violence Shelter: Apply for federal funds to purchase additional shelter for battered women. Target homeless victims of domestic violence.

3. Inclusionary Housing Fees: Use Inclusionary Housing fees collected from housing developers to purchase additional shelters.

4. Redevelopment 20% Set Aside Funds

ACTIVITY 3:

Development and construction of 24 bed transitional housing units.

Five Year Goal: There is a critical need to provide transitional housing for previously homeless individuals and families. The City and County of Napa will work with Continuum of Care Group and other community based organizations that provide housing assistance and supportive services to develop and construct the transitional housing.

PROGRAMS, TARGET GROUPS & AREAS:

1. Shelter Operation Funds, CDBG Funds: Identify and acquire adequate ongoing operating funds to support facilities and services for the homeless in appropriately zoned sites. Target homeless families and individuals.

2. Continuum of Care Program: Continue support of multi-agency committee to prepare and oversee a strategic homeless prevention plan. Target homeless families and individuals.

3. Housing Opportunities for Persons with Aids Program (HOPWA) - Competitive Component: Provide supportive services and rental assistance Individuals and families with AIDS and related diseases.

ACTIVITY 4:

Support of the Continuum of Care Homeless and Housing Delivery System

Five Year Goal: To continue to support and implement the comprehensive strategy identifying the needs in the homeless and housing service delivery system for the

City and County of Napa. Continue to build the coordinating relationships between the City, County and the community based organizations that provide housing assistance and supportive services for the homeless and special needs populations.

The provision of services for homeless persons and non-homeless persons with special needs is a primary activity. As previously indicated, the Napa Valley Non-Profit Coalition is currently involved in a process of analyzing the current homeless and housing delivery system in Napa County, with a focus on coalition building, capacity analysis, and identification of current organizational strengths and weaknesses. The primary goal is to achieve consensus upon the most effective and efficient organizational structure for the homeless and housing service delivery system; to review and select models for implementation; to select a plan of action and structure with which to make changes; and to adopt a timeline and list of goals and objectives for implementing the changes.

The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. Shelter Operation Funds, CDBG Funds: Identify and acquire adequate ongoing operating funds to support facilities and services for the homeless in appropriately zoned sites. Target homeless families and individuals.

2. Continuum of Care Program: Continue support of multi-agency committee to prepare and oversee a strategic homeless prevention plan. Target homeless families and individuals.

3. Emergency Shelter Grants (EGS) - State Component: Improve services of existing shelters and expand capacity for services in appropriately zoned sites. Target homeless families and individuals.

4. Housing Opportunities for Persons with Aids Program (HOPWA) - Competitive Component: Provide supportive services and rental assistance Individuals and families with AIDS and related diseases.

PRIORITY D: LOW INCOME ELDERLY

Analysis:

Low Income Elderly are also a priority. In reviewing the Housing Needs Analysis tables the greatest need for the low income elderly is to assist with rehabilitation of rental and homeownership units. Although 70% of the low income elderly have some kind of housing problems, 300 new housing units have become available since the 2000 census. It has been determined that limited funds should be used to improve substandard housing.

ACTIVITY 1:

Rehabilitate Substandard Rental And Homeownership Units For Low Income Elderly Households

Five Year Goal: Rehabilitate 20 substandard rental and homeownership units for low income elderly renters and homeowners.

The rehabilitation of substandard rental and homeownership units for low income elderly households is another activity the City will pursue to meet this need. The goal with this activity is to rehabilitate existing substandard housing occupied by elderly households, including handicap accessibility improvements to increase the number of rental units that are accessible to people with handicaps and disabilities. The City of Napa will provide an incentive to rental property owners to make the accessibility improvements by developing a special component of our overall Rehabilitation Program that offers a deferred low interest loan for that portion of rehabilitation costs that are attributable to installing accessibility improvements. The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. CDBG Rehabilitation Program: Provide funds citywide at low interest to rehabilitate units for low income elderly/ disabled/handicap renters and homeowners.

2. HOME Rehabilitation Program: Augment citywide local funds available for rehabilitation for low income elderly/disabled/handicap renters and homeowners.

3. Code Enforcement Program: Enforce existing codes and health and safety regulations for low income elderly/ disabled/handicap renters and homewoners.

PRIORITY NEEDS SUMMARY

Public Facility Needs:

Funding of youth, neighborhood,child care centers, senior and park/recreation facilities comprises the need of facility improvements and handicap accessible improvements to these facilities. The addition of new facilities to serve youth in the City's low/mod census tracts is also a long term funding need.

Facilities which aid the homeless, battered women and children, at-risk youth, and the mentally disadvantaged and aid in their recovery and transition into the community are a need indentified as such under other public facilities.

Infrastructure Improvements:

Sidewalk repairs in the City's low/mod census tracts is a funding need over the next 5 years. These repairs will enhance the safety and welfare of the community.

Drainage improvements for the safety and welfare of the community in the City's low/mod census tracts in an on-going need that would benefit from CDBG funding.

Public Service Needs:

The need for public services is greater than available funds can provide.

Funding needs for both the physically and mentally handicapped continue. Funding needs include counseling, employment training, living skills training, education, etc. This population also needs assistance with substance abuse problems and solutions.

Youth service needs come in the form of mentorship relationships, job skills,education, crime prevention, counseling, recreating, and child care services for those at-rish and low income.

Crime awareness needs are for prevention programs and anti-graffiti and vandalism programs tageted to at-risk youth.

Senior services and food services to seniors will continue to be a need in the community as the number of seniors in Napa continues to increase.

Tenant and landlord counseling is a funding need necessary to augment the fair housing activities in the community. This counseling is used as a tool to prevent tenant/landlord disputes. On-going work with the community's mobile home park population an the increasing challenge to find affordable housing will keep this service in demand over the next several years.

Child care and health services are needed to prevent illness that may lead to ther public service needs that will continue as this population struggles to find affordable living in Napa.

Accessibility Needs:

Handicap accessibility needs will continue to be a funding need over the next several years. Accessibility to public facilities, parks, child care facilities, and counseling facilities will need the help of CDBG funds in order to help this population in special need.

Historic Preservation Needs:

Funding needs for historic preservation and rehabilitation of historic residences will continue and may be fnded with CDBG funds through the housing rehabilitation loan program.

Economic Development Needs:

Redevelopment and private funding is fulfilling the City's economic development needs at this time. CDBG funds may be used to augment existing programs, if necessary.

Planning:

Funding needs will include aid towards the fair housing program which will include mediation services, fair housing counseling, and referral and enfourcement services.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

The City of Napa does not own nor operate "Public Housing" stock.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

The City of Napa does not own nor operate "Public Housing" stock.

2005 - 2010 Consolidated Plan Goals Summary

Priorities and Activities	Goals for 2005-2010 Con Plan	Program Year 2005-2006	Program Year 2006-2007	Program Year 2007-2008	Program Year 2008-2009	Program Year 2009-2010	Total Projected Units
Priority A Non Elderly Renter Households							
Activity 1 Develop New Units	200						
Activity 2 Rehab Units	50						
Activity 3 Acquire Units	50						
Priority B: Extremely Low to Low Income Homeowners							
Activity 1 Rehab Units	75						
Activity 2 Assist Families with Purchase	50						
Activity 3 Develop New Units	30						
Priority C: Low Income Homeless and Special Needs							
Activity 1 Maintain Homeless Rental Assistance(SHP)	25						
Activity 2 Development of New Shelter Facilities	49						
Activity 3 Develop Transitional Housing	24						
Activity 4 Continue support of the Coninuum of Care Homeless & housing delivery system	Strategy						
Priority D Low Income Elderly							
Activity 1 Rehab Units	20						
Total Projected Units	573						

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

State law requires the City to remove unnecessary barriers to the production of affordable housing. The City of Napa has taken several steps toward meeting this goal in the past. Our review of existing ordinances, standards, procedures and requirements does not show any unnecessary, superfluous or especially burdensome (in comparison to other California jurisdictions) requirements which should be significantly changed.

In regard to current development standards and fees, the City has undertaken the following initiatives:

Density bonuses. The City has implemented the changes in California law regarding density bonuses for affordable housing. The City modified its density bonus ordinance to comply with the regulations. State law requires the City to relax its zoning to permit the development of affordable housing.

Inclusionary requirement. The City adopted an inclusionary housing ordinance, which would require developers to provide a proportion of affordable housing (or in-lieu fee). Once funds have accumulated, the City intends on using the funds to leverage other sources in an effort to produce more affordable housing.

Jobs/Housing Nexus. The City has participated with the County of Napa in a study which evaluated the nexus between job formation and housing demand and affordability. This study established the required nexus to allow for fees on commercial or industrial development in support of affordable housing. The ordinance recently adopted includes both a residential inclusionary zoning requirement and a commercial/industrial nexus fee.

Inter-Departmental Committee to Review Development Standards and Processing Requirements. As part of the process of modifying our density bonus ordinance for affordable housing, an inter-departmental committee was formed to identify potential incentives relative to reduced development standards and processing requirements.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. 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.

3-5 Year Strategic Plan Homeless Needs response:

The Napa community has a long history of working collaboratively to meet the needs of homeless and other at-risk and low-income residents of Napa County. Because ours is relatvely lightly popoulated county with limited resources, we have necessarily pursued a "mainstreaming" approach, whereby our Housing Services Planning Council is closely coordinated and integrated with our planning for broader systems of care for other low-income and special needs groups. . For this reason, our Continuum planning process is convened and led by the Napa Valley Coalition of Non-Profit Agencies ("Coalition"), which also promotes community planning efforts relating to mainstream systems. A 501(c)(3) nonprofit agency formed in 1996 and staffed by a full-time Executive Director, the Coalition brings together a total of approximately 90 members and affiliate members, including most Napa County nonprofits, local government agencies, faith groups, community organizations, and private sector groups concerned with issues of homelessness, housing, poverty, health care, and special needs populations (including youth, seniors, veterans, domestic violence survivors, persons living with HIV/AIDS, persons living with mental illness, and farmworkers). By uniting all relevant sectors, the Coalition ensures that all systems of care—homeless and mainstream, government and community-based—are truly integrated and that resources for solutions are used as efficiently as possible. In addition, while the Coalition takes the lead in Homeless Services Planning Council planning, the Housing Authority of the City of Napa ("HACN"), a Coalition and Continuum member agency, demonstrates its considerable commitment to the process by taking responsibility to compile and submit the annual consolidated McKinney-Vento application to HUD.

PLANNING PROCESS:

Each year, we conduct broad-based Homeless Services Planning Council planning, aimed at including all those who have something to contribute, to establish priorities for community-wide action. This includes reaching out to homeless people

through focus groups and interviews, gathering the views of the public through community forums on homelessness and through briefings of community groups, and conducting outreach to groups in the "outer" areas of our county, including those in the upper Napa Valley, Lake Berryessa, and American Canyon. It also includes informing the planning process with the most accurate, objective data possible from our Homeless Management Information System ("HMIS") and other sources so that the needs and priorities we identify are supported by facts.

As mentioned above, the Continuum planning process is centered on the Napa Valley Coalition of Non-Profit Service Providers, which meets monthly on a year-round basis to accomplish the significant work needed to develop a Continuum of Care system, to plan for preventing homelessness and ending chronic homelessness, and to integrate the Continuum of Care with mainstream systems for serving low income residents. The division of work among the following steering committees, all of which report each month to the full Coalition, ensure that the Continuum planning process is well coordinated and free from duplicative efforts:

1. Homeless Services Planning Council for Napa County (f/k/a Continuum of Care). The Homeless Services Planning Council ("HSP") is comprised of both public and private homeless service providers, local government representatives, other related providers, and homeless and formerly homeless representatives. This diverse group meets monthly, year-round, to carry out its myriad responsibilities, including: researching and assessing homeless needs; conducting public outreach and community forums; developing Continuum plans and strategies, including those for ending chronic homelessness, discharge planning, and mainstreaming; sets funding priorities and solicits proposals; and, all the work needed to apply each year for McKinney-Vento homeless assistance funding.

2. Housing Committee. The Housing Committee meets monthly to plan for the development of permanent affordable and permanent supportive housing for homeless, low-income, and special needs populations, and to recommend policy changes needed to foster new housing. Proposals for new permanent housing for homeless people are developed in the committee, as are strategies for housing chronically homeless persons. This committee also convenes a Farmworker Subcommittee that focuses on providing housing and services to migrant farm workers.

3. Behavioral Health/Health Service Committee. The Behavioral Health/Health Service Committee meets monthly to assess the effectiveness of current public mental health and health services and to plan for future needs and solutions. The committee works with the Napa Health and Human Services Agency (HHSA) hospitals, health clinics, and mental health programs to expand access for homeless people and to integrate health and mental health services with permanent housing for chronically homeless people through state AB 2034 mentally ill homeless funding.

4. Tobacco, Alcohol, & Other Drug Committee. The Tobacco, Alcohol, & Other Drug Committee meets monthly to coordinate policies and programs on public substance abuse treatment services. Thus, they guide and unify the efforts of the many substance abuse services within the county, while providing information on new service models in the field. The committee has been at the center of planning for the new Stabilization Center, Napa's first drug and alcohol detoxification center to serve homeless and low-income persons.

5. Service Providers Integrated Network. The Service Providers Integrated Network (SPIN) meets weekly to share ideas and strategies for the day-to-day operation of the shelter system. This is a cross-case conferencing body that follows individual homeless people and families from prevention to permanent housing.

6. Safety Net Food Committee. The Food Providers Committee meets periodically to coordinate policies and programs among agencies providing free and subsidized food, including the Napa Valley Food Bank, shelters and housing programs, faith-based food and meal programs, and schools.

7. Review and Rank Committee. The Review and Rank Committee is convened once per year by the HSP Committee to prioritize all new and renewal proposals for McKinney-Vento funding. The Review and Rank Committee includes members selected for their lack of conflict of interest, knowledge of homeless needs and issues, and representation of diverse interests and sectors.

8. HMIS Committee. Formed in 2001 to develop and implement Napa's HMIS. The HMIS Committee meets as needed to coordinate agency staff HMIS training, data generation and reporting, and advises Coalition staff on project implementation.

9. Health Access Committee. Meeting monthly, the Health Access Committee identifies and addresses access to healthcare issues for underserved and unserved populations.

10. Discharge Planning and Mainstream Benefits Committee. The committee develops and implements discharge planning protocols between housing providers and supportive service agencies on the one hand and government institutions responsible for discharge\ing individuals from correctional facilities, mental facilities, and foster care systems on the other hand. The committee meets monthly to discuss relevant issues. Over the past 12 months, the committee has worked hard to better coordinate discharge planning with the Queen of the Valley Hospital, increase coordination between probation officers and the foster care youth system, and is in the process of developing a wallet-sized homeless resource card to be distributed to all street homeless.

Additional Relevant Planning Committees:

In addition to the Continuum planning efforts described in detail above, Napa community members engage in a range of structured and spontaneous planning efforts that address specific aspects of the Continuum system or take advantage of special opportunities for collaboration on housing and services. For example:

. The South Napa Shelter and Housing Steering Committee is a group of community leaders that has met regularly since 2001 to plan and identify funding for a new 59-bed homeless shelter, on-site supportive services, and 24 units of transitional and/or permanent supportive housing to be constructed on land generously donated by the local Gasser Foundation. HSP members work with this steering committee to identify the key shelter, service, and housing needs and priorities the new facilities will meet. In addition, the committee has convened a smaller group focused on assessing the needs of emancipated and foster youth with respect to discharge planning.

· The Gasser Foundation has also recently convened the Emancipated Foster Youth Committee to discuss discharge planning issues specific to this population, in addition to housing and services needed to target this group.

· The Homeless Outreach Coordination Group – composed of outreach workers, homeless service agencies, health and mental health providers, faith community, law enforcement, and Napa HHSA – meets monthly to better coordinate mental health, substance abuse, law enforcement, and community-based outreach to homeless people living outdoors.

· The Supported Living Working Group meets quarterly to augment and collaborate Napa's case management services to persons living in transitional and permanent supportive housing. The group works to avoid duplication of efforts and to coordinate supported living case management services in the county.

· The Transitional Residential Alliance and Integrated Network Project (TRAIN) meets bi-weekly to coordinate operation of the TRAIN Project. The TRAIN program provides transitional housing subsidies, homeless outreach, case management services for homeless individuals suffering from mental illness, substance abuse, domestic violence, HIV/AIDS and/or any other disabling health condition.

· The Bay Area Regional Steering Committee on Homelessness and Housing (RSC) links the Napa Homeless Services Planning Council with those of ten other counties in Northern California. In addition, we participate in McKinney-Vento Technical Assistance Conferences for Northern California, the Bay Area Counties Homeless Information Collaborative (HMIS focus), the Housing California coalition, and the National Alliance to End Homelessness.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

There are an estimate 998 homeless people in Napa County and only 533 total beds at a point in time, we have an overall unmet need of 465 beds. Determining the need for different types of beds—emergency, transitional, and permanent supportive—is more problematic due to the fact that the housing needs of homeless people vary greatly (e.g., some domestic violence survivors may only need short-term shelter, while chronically homeless individuals may only benefit from permanent supportive housing).

Homeless Population and Persons with Special Needs are a very high priority for aid. Various sections of this Consolidated Plan and the City's Housing Element describe the special needs of such groups as the disabled, large families, mentally ill, farmworkers, persons with AIDS and others. Although support networks and special housing exist for many of these groups, with the significant increase in housing prices in the entire Bay Area, there is little housing available for this population without additional assistance. The areas of greatest need as identified by the Continuum of Care Gaps Analysis is the need to provide additional housing, both permanent and transitional, for the homeless (including farmworkers).

The present services for homeless consist of a shelter for adults without children (Sullivan Shelter) for 40 men and women over age 18, the Napa Emergency Women's Service shelter for battered women and their children, which can accommodate four families (12 people), and a the family shelter (Samaritan Family Center) which can house up to 7 families with 30 beds. The shelter providers have been able to secure a site each of the last two years to provide a winter emergency shelter in addition to the more permanent shelters. The owner of the building that houses the shelter for singles has indicated that they would like to reclaim the building for other purposes. The City continues to support the Non-profit shelter providers in the search for a suitable relocation site. There is also a Day Resource Center, the Hope Center, that assists with meeting the needs of the other gap identified as a need to increase services and outreach for the street homeless.

As a result of the overall lack of shelters to serve homeless persons, the highest priority is to expand the City's capacity to provide shelter and to simultaneously find an adequate ongoing source of operating funds to support the necessary facilities and services required for this population.

There is an acute lack of single room occupancy rental units for single individuals with service needs related to mental illness, alcohol and drug abuse, AIDS, and other related diseases.

The Director of the Napa Valley Shelter Project estimated that 60 to 80 homeless people are seeking shelter on any given night. It is estimated that 50% have an alcohol or drug abuse problem and that 20% - 30% have a severe mental illness in addition to their alcohol or drug abuse problem.

The Continuum of Care Committee in assisting with the preparation of the Gaps Analysis and in setting priority's for the homeless needs within the service delivery system, rank ordered the sub-populations was the follows:

1. Homeless families (including domestic violence victims)
2. Homeless individuals
3. Mental health and or substance abuse clients

3. Farmworkers (tied with mental health)
4. Elderly/frail elderly requiring mobile home rent stabilization

The specific services and resources identified as most critical for preventing and reducing homelessness included the following in rank order:

1. Additional affordable rental housing development
2. Expanded case management capacity for the homeless and mentally ill families and individuals, including transitional housing
3. Expanded homeless prevention programs
4. Improved comprehensive data collection system to track and monitor service clients

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

COMPONENT: Prevention

Effective prevention programs reduce the need for expensive services and housing programs to bring people out of the crisis of homelessness. Prevention activities are designed to stabilize at-risk individuals and families in housing through rental assistance and utility assistance, eviction prevention legal services, fair housing counseling, and institutional discharge planning.

SERVICES IN PLACE:

Rental Assistance:

CANV/NVSP: oversees emergency rental assistance.
CalWORKS: once in a lifetime housing assistance payments for families on Temporary Aid For Needy Families

Eviction Defense:

Napa Legal Aid: provides eviction prevention services.
Season of Sharing: gives money to families and individuals to prevent eviction.

Housing Assistance:

Catholic Charities and Fair Housing Napa Valley: provides housing assistance and housing counseling.

County General Assistance: provides housing vouchers to 20 indigent single persons and, through NVSP, motel vouchers to homeless families.

Napa HHSA extreme need motel vouchers: assistance to those most in need.

NEWS provides assistance with restraining orders that often allow domestic violence victims to return home.

Institutional Discharge Plans:

Plans in place with prisons and jails, health and mental health, and foster care authorities.

Services planned:

Create new information and programs to educate landlords about services that support tenant stability.

Further craft and implement agreements with the Napa County jail, hospitals, and foster care institutions to create discharge plans that include housing.Provide legal assistance for eviction defense, restraining orders for victims of domestic violence, mainstream income related denials and advocacy on behalf of chronically homeless disabled individuals.

How persons access/receive assistance:

Low-income individuals or their caseworkers contact the county's telephone hotline. This service refers individuals and families to appropriate services (mentioned above). As described in Section 3.C, service and housing providers work with clients prior to their release from institutions to prevent discharge into homelessness.

COMPONENT: Outreach

Outreach provides the gateway to the HSP system. Virtually all homeless programs in Napa County conduct a level of outreach appropriate to their missions. The front line of outreach includes central intake sites, street-based and mobile outreach services, telephone hotlines, multi-service drop-in centers, food programs, shelters, and information and referral programs.

Outreach in place:

Outreach to Persons Living on the Streets and Connection to Housing:

Progress Foundation: employs 1 full-time outreach worker in the field who contacts people out of doors; she maintains contacts with housing agencies and regularly refers clients to housing and helps them with the application process.The Hope Center targets chronically homeless and other homeless people with an outreach component that now includes 2 full-time outreach workers (funded through AB 2034 and therefore serving the mentally ill who are homeless) and 1 part-time outreach worker. In addition, an HHSA substance abuse worker regularly visits the Hope Center to conduct outreach there. Further, an extensive word-of-mouth network through local professionals and peer outreach referrals, including the police, HHSA, and other non-profit organizations, helps to bring many homeless to the Hope Center. Referrals are made to housing by all outreach workers.

Representatives of Catholic Charities' Second Chance: a master leasing program provide monthly housing counseling sessions to residents of the Hope Center, most of whom live on the streets.

Police Officers: work with the HSP to provide referrals to the homeless population regarding shelters and services.

The AIDS Consortium: conducts weekly HIV testing at the Hope Center.

HOPWA: and Ryan White-funded housing and service providers conduct street outreach to refer homeless individuals with HIV to appropriate healthcare services and housing.

Napa Emergency Women's Services (NEWS): has a 24-hour domestic violence hotline; callers without safe housing are offered immediate shelter and services.

The County's Farm Worker Camp System: provides information to workers about bed availability; in addition outreach health workers from Clinic Olé work with farm workers in the fields and shelters.

Outreach for Other Homeless Persons:

TRAIN Programs: provide outreach workers to various agencies.

Both regional telephone hotlines and both governmental and agency websites provide crucial information about shelters and services available in the community.

Churches in the Napa Valley regularly provide information, referrals and assistance.

Progress Foundation: provides street outreach to the mentally ill.

Napa County Mental Health Services: operates a mental health program in the county jail.

Napa County Health and Human Services: employs a homeless outreach worker available to evaluate individuals for psychiatric hospitalization or other needed services and a mental health specialist who visits shelters.

Napa County Mental Health Services: handles all outreach for the Buckelew Programs that provide supportive housing for adults with serious/persistent mental illness.

A Veterans Service Officer (VSO): provided by HHSA is stationed downtown.

Napa HHSA: conducts multiple efforts with non-profit agencies to outreach to youth.

Napa NEWS: has initiated a peer counseling and outreach program among youth in the high schools for those experiencing or witnessing domestic violence at home or in a relationship.

Rainbow House and Home Base Programs: reach out to emancipated foster care and probation youth.

Outreach planned:

Persons Living on the Streets and Other Homeless Persons

Update annually a wallet-sized "street sheet" listing of all shelter, services, and available area housing.

COMPONENT: Supportive Services

Because of the diversity of the homeless population, a variety of supportive services are required to meet everyone's needs. In Napa County, these include case management, health services, mental health treatment, substance abuse treatment,

employment and educational services, as well as childcare, transportation, life skills counseling, and more. Supportive services are "delivered" at all stages of the Continuum, from prevention through permanent supportive and affordable housing. Most shelter and housing programs offer in-house supportive services. Some supportive services are provided by stand-alone programs or are available through mainstream HHSA programs, such as welfare-to-work.

Services in place:

Transportation:

Napa Valley Shelter Project (NVSP): free or reduced cost bus tokens from transit agencies for use by homeless children and families.

NVSP: provides transportation through the Hope Center in partnership with Napa County.

Employment:

Napa County Training and Employment Center: provides services to homeless people in Workforce Investment Board, Welfare-to-Work, and FSET target populations.

Napa HHSA: through its Next Step program, provides vocational training, job development and placement, and job retention services to mentally disabled and drug and alcohol addicted adults.

Cybermill Program: provides vocational training for adolescents and homeless youth.

Greater Napa IDA Program: provides savings and financial literacy training.

Health Care/Mental Health Care Substance Abuse:

The Napa HHSA: provides mental health and substance abuse treatment programs. Mental health services include: psychiatric emergency response, medication, case management, day treatment, and outpatient counseling.

Clinic Olé: provides primary health care to all low-income and homeless people in the county and recently added an outreach program to better serve farm workers.

Alternative for Better Living and Our Family: provides substance abuse and mental health treatment.

Progress Foundation: provides mental health support for fragile homeless populations.

Randolph House (Progress Foundation), Laurel House (Progress Foundation), Satellite Housing (Family Service of Napa Valley), and The Avenue (Buckelew Programs) all provide mental health and substance abuse counseling with residential settings.

Sister Anne's Clinic: provides homeless people with free dental service.

Buckelew Programs: provides supportive services for mentally ill Napa residents who are living independently in the community.

Catholic Charities and Family Service of Napa Valley: pwemanent housing projects that provides case management for homeless adults with disabilities.

Childcare:

Napa Boy's and Girl's Club: provides childcare for family shelters.

Los Ninos Child Development Center: opened in Spring 2002, provides childcare from infancy through preschool for homeless children.

The Salvation Army: provides day care for homeless families.

HHSA's Therapeutic Child Care Center: offers care to children of substance abuse program clients.

Case Management & Counseling:

All HSP shelter and housing providers furnish case management to clients to help them achieve self-sufficiency.

The Volunteer Center and Family Service of Napa Valley: provide counseling services to the community, including the mentally disabled, the homeless, and people with other special needs such as HIV/AIDS, dual diagnosis, and people battling drug/alcohol addiction.

NEWS: provides counseling to survivors of domestic violence.

Napa HHSA's Crisis Unit: provides emergency response and intervention to people in crisis.

Catholic Charities Housing Options Program: provides housing counseling, landlord outreach, shared housing services, supportive housing services, and the facilitation of Section 8 voucher use.

Food and Clothing:

Seventh Day Adventist and First Presbyterian churches: operate food programs

Napa Valley Food Bank: provides food to low-income and homeless individuals and families.

The Success Center: provides homeless people with work clothes.

No-cost food resources: available in the county including the St. Helena Food Pantry, Salvation Army, Calistoga Cares, and St. Vincent de Paul in St. Helena and Napa.

The Hope Center: provides necessities such as food and clothing.

First Impression: a non-profit volunteer-based organization that provides work clothes and grooming assistance for homeless and low-income women who are interviewing and joining the workforce.Other

The Hope Center: in conjunction with mainstream employment programs, provides life skills training & voicemail

Services planned:

New 30-bed Residential Stabilization and Detox Center provides 28-day residential substance abuse treatment as of winter 2004.

The recently opened Wolfe Center is providing alcohol and drug abuse treatment and counseling to teens, including homeless youth.

New services by Napa County Legal Assistance Agency to help homeless people access benefits and, for those who have experienced domestic violence, assistance with restraining orders, child custody and other family law matters.

How persons access/receive assistance:

Support services are accessed through a variety of sources. The location and services provided by homeless service providers often reach people first by outreach

workers or peers. In addition, Napa county has several hotlines that refer people to appropriate support services, these include: Napa Emergency Women's Shelter hotline for survivors of domestic violence; the Department of Health and Human Services health and mental health hotline and website; and, Napa County's hotline and website. In addition, many service agencies refer clients to other support service providers. These agencies include welfare offices, family services, housing assistance services, faith organizations, shelter programs, food programs, Clinic Olé health site, the Napa Valley AIDS Consortium.

Exhibit 1: Continuum of Care Housing Activity Chart FORM HUD-40076 COC-G

*Component: **Emergency Shelter***

Provider Name	Facility Name	HMIS	Geo Code	Target Population 2004 Year-Round Units/Bed					2004 All Beds		
				A	B	FU	FB	IB	YR	S	O/V
Current Inventory											
Napa Emergency Women's Services	Napa Emergency Women's Shelter	A	062406	DM	DV	24	12	36	60		36
Napa Valley Shelter Project	Sullivan Homeless Shelter	A	062406	SMF				40	40		
Napa Valley Shelter Project	Samaritan House	A	062406	FC		7	22		29		7
Napa Valley Shelter Project	Winter Shelter	A	069055	SMF				40		40	
Napa Valley Shelter Project	Hotel/Motel Vouchers	A	069055	MF				30			30
Progress Foundation	Progress Place	A	062406	SMF				7	7		
Catholic Charities	Housing Options	A	069055	FM		24	8	12	10		
Under Development											
Gasser Foundation	South Napa County Shelter		069055	SMF				59	59		
TOTAL							52	95 (154)	107 (166)	40	102

*NVSP's Samaritan House has added a component allowing parents with minor children to stay one night on temporary cots at Samaritan House so their housing needs can be assessed before placement at a shelter or in a motel (using motel vouchers).

*Component: **Transitional Housing***

Provider Name	Facility Name	HMIS	Geo Code	Target Population 2004 Year-Round Units/Bed					2004 All Beds		
				A	B	FU	FB	IB	YR	S	O/V
Current Inventory											
Progress Foundation	Laurel House	A	062406	SMF				8	8		
Family Service of Napa Valley	Satellite Housing Program	A	069055	SMF				20	20		
Catholic Charities	Master Lease Program	A	069055	FC		12	24		24		
Catholic Charities	Rainbow House	A	062406	FC		6	6		6		

Catholic Charities	Home Base	A	062406	SMF				10	10		
Catholic Charities	Casa Grande	A	062406	SMF			11		12		
Napa Valley Community Housing	Parkwood	A	062406	SMF				6	6		
HHSA	TRAIN (rental subsidies for transitional housing)	A	069055	M			9	12	16		
Napa Valley Community Housing	Whistlestop Townhomes	A	062406	HC	DV		17	21	21		
Progress Foundation	Randolph House	A	062406	SMF			6	6	6		
TOTAL							68	73	132		

*Component: **Permanent Supportive Housing***

Provider Name	Facility Name	HMIS	Geo Code	Target Population 2004 Year-Round Units/Bed					2004 All Beds		
				A	B	FU	FB	IB	YR	S	O/V
Current Inventory											
Napa Valley Community Housing and CAN-V	Brown Street SROs	A	062406	SMF				6	6		
Buckelew Programs	Napa Supported Independent Living	A	069055	SMF				28	28		
Buckelew Programs	Avenue Program	A	069055	SMF				6	6		
Housing Authority of the City of Napa	Shelter Plus Care	A	069055	SMF				38	38		
Catholic Charities and Family Service of Napa Valley	Permanent Housing Program	A	069055	SMF				8	8		
Buckelew Programs	Napa Supported Independent Living II	A	069055	SMF				6	6		
Under Development											
HHSA/ Progress Foundation	Skyline Apartments opening 12/ 2004; 19 units: 13 one-bedroom; 6 two-bedroom	A	069055	SMF		6	18	426	448		

Gasser Foundation	South Napa Transitional /Permanent Supportive Housing Project; 24 units (opening date not yet determined)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Exhibit 1: Continuum of Care Housing Gaps Analysis Chart FORM HUD-40076 COC-H

		Current Inventory in 2004	Under Development in 2004	Unmet Need/ Gap
Individuals				
Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	228	59	97
	Transitional Housing	73	0	86
	Permanent Supportive Housing	43	50	126
	Total	344	109	309
Persons in Families With Children				
Beds	Emergency Shelter	61	0	40
	Transitional Housing	68	0	42
	Permanent Supportive Housing	0	18	46
	Total	129	18	128

Exhibit 1: Continuum of Care Homeless Population and Subpopulations Chart 2004 FORM HUD-40076 COC-I

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Example	75 (A)	125 (A)	105 (N)	305
1. Homeless Individuals	88 (A)	61 (A)	303 (S)	452
2. Homeless Families with Children	46 (A)	28 (A)	56 (S)	131
2a. Persons in Homeless Families with Children	138 (A)	109 (A)	229 (S)	477
Total (lines 1 + 2a)	226 (A)	170 (A)	532	929

Part 2: Homeless Subpopulations*	Sheltered	Unsheltered	Total
1. Chronically Homeless	70 (A)	237 (S,E)	307
2. Severely Mentally Ill	52 (A)	*Optional for Unsheltered*	
3. Chronic Substance Abuse	67 (A)		
4. Veterans	9 (A)		
5. Persons with HIV/AIDS	2 (A)		
6. Victims of Domestic Violence	13 (A)		
7. Youth (Under 18 years of age)	51 (A)		

*Notes: HMIS reports = administrative records (A)

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.

3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

1. HOMELESSNESS

Planning Process for Creation of a Strategic Continuum of Care Plan:

Last year the community completed a comprehensive strategic planning process, which resulted in a strategic Continuum of Care Plan, RHNC, to guide and coordinate all efforts to end homelessness in Napa County. The local Gasser Foundation

retained HomeBase, a Bay Area legal and technical assistance firm on homelessness, to facilitate the planning process, which had the following key phases:

Carrying out the Needs Assessment:

In October 2001 - February 2002 the Housing Services Planning Council (HSP) and HMIS Committees worked together to assess the size, characteristics, and needs of the homeless population, to determine the housing and service gaps for meeting those needs.

Plan Creation and Adoption:

During this period, February 2002 – May 2003, the HSP committee held 5 planning meetings and a Community Forum in which the results of the needs assessment were presented and recommendations, including goals and action steps, were developed for filling the gaps identified. In May 2002, the community drafted its integrated plan addressing both chronic and other homelessness called Reducing Homelessness in Napa County: Needs, Trends, Solutions. The Plan identifies the size and special need characteristics of both the chronic and transitional homeless populations, and prioritizes strategies relating to addressing chronic and other homelessness, expanding affordable and supportive housing, increasing mainstream services and integration, enhancing the shelter system, developing our HMIS, and preventing homelessness through discharge planning. Both the Napa County Board of Supervisors and Napa City Council have accepted the Plan in 2002 and 2003. The City of Napa has also integrated the Continuum of Care Plan housing recommendations into its General Plan – Housing Element, which governs city housing strategies.

Plan Implementation:

From May 2003 - Present the HSP has now taken steps to assign Plan action steps to appropriate agencies and committees in order to develop a process to monitor progress toward Plan goals and to update regularly our 18-month plan, to restructure HMIS to better track progress toward meeting the Plan's goals and to continue engaging homeless individuals and the community at large in the planning process. For example, the Plan's critical housing recommendations have been referred to the Coalition of Nonprofit Agencies' Housing Committee to develop new housing ideas for homeless people and ensure that such housing developments are in fact built.

Other areas of accomplishments and services provided:

The the Napa HSP has a history of effective collaboration to combat homelessness among transitionally homeless groups, including families, domestic violence victims, runaway youth, non-disabled homeless adults, and homeless migrant farm workers. We count it as a major success that we have prevented and quickly ended homelessness for many transitionally homeless people by sustaining and adding to public-nonprofit collaborations for eviction prevention, discharge planning, emergency and domestic shelters (and motel vouchers), transitional housing, affordable housing, and a range of case management, health, employment,

education, childcare, transportation, family counseling, and youth services. Specific accomplishments this past year include:

Tracking Other Homelessness Through HMIS: In addition to improving our knowledge of chronic homelessness, our HMIS has dramatically enhanced our knowledge of the numbers and needs of transitionally homeless groups. As the HMIS project matures, Napa County plans to track not only "chronic" and "transitionally" homeless, but a myriad of subcategories in order to better understand the population and its needs. Funding for an HMIS project manager will greatly assist this effort at further implementation.

Keeping Families Housed: To prevent homelessness among those currently housed but at-risk, Fair Housing Napa Valley provides free rental assistance and housing counseling. In addition, Catholic Charities' housing counseling program has been a great success over the past year, serving 202 homeless and at-risk families keep their housing, secure housing, and – in the case of 4 families – purchase their first home. The program also features a bilingual staff counselor who works primarily with immigrants who come to Napa County for employment as farm workers and offers workshops in Spanish to assist with housing issues. The HACN held its annual meeting with landlords in order to address any general issues and concerns so as to preempt any future conflicts with tenants that could lead to a loss of housing. To facilitate smooth landlord/tenant relationships, HSP members also now provide key information to landlords, such as a listing of service referral agencies, to forestall problems. Additionally, while the HACN is no longer receiving funding for Section 8 set-aside vouchers specifically targeting homeless individuals and/or victims of domestic violence, the county does offer 1,188 housing choice vouchers and 30 mainstream vouchers which it makes available to all who are eligible. While only 6 of these mainstream vouchers were used by homeless individuals this past year, Napa County is strongly advocating at all levels of government for additional Section 8 dollars in order to provide vouchers to the neediest in our community.

Preventing Discharges to Homelessness: We have made great progress in establishing processes for minimizing the risk of homelessness among individuals discharged from publicly funded institutions, such as the Napa County Department of Corrections (NCDC), mental health institutions, hospitals, and the foster care system (details below). Already, the HSP has developed a standard operating procedure for handling people released from the correctional system and the NCDC has hired an Inmate Service Coordinator to manage the planning process. Members of the Continuum also developed a more integrated discharge policy with community hospitals, including the Queen of the Valley Hospital (which is one of the few hospitals in the county serving the homeless) and mental institutions, such as the Napa County Mental Hospital.

Adding to and Enhancing Shelter and Housing Capacity and Providing Needed Supportive Services. We have also increased shelter and affordable housing capacity for transitionally homeless populations. The Skyline Apartment complex, opened in December 2004, offers six 2-bedroom units of family housing (serving up to 18 individuals). Napa Emergency Women's Shelter offers 12 to 18 beds each night to homeless families, most of whom have suffered domestic violence. The Napa Emergency Women's Shelter routinely provides not only shelter to homeless families and youth, but also served a staggering 1,565 victims of domestic abuse and homeless youth in the past 12 months, providing counseling, support groups, and referrals and assistance with respect to restraining orders and other legal matters,

among other things. Using a combination of emergency shelter beds, temporary beds in shelters, and motel vouchers, NEWS has ensured that no homeless family or youth sleeps on the street. The Phelps Center/River Ranch Farmworker Center, a 60-bed migrant farm worker emergency facility that opened last year, has been a great success. The county is contemplating whether or not demand will require the use of yurts (sturdy, temporary tents) during the grape-picking season this year, but does have them available if the need arises.

Addressing the Needs of Homeless Youth: In combating the troubling incidence of youth homelessness, Napa HHSA recently opened the Wolfe Center, a new teen drug and alcohol treatment program run by Aldea. The center, opened in May 2004, specifically targets homeless youth with substance abuse issues and currently has 10 clients. Catholic Charities' HomeBase Transitional Housing Program continues to provide refuge and assistance to 18 homeless teen women, many of them pregnant. For foster youth, there is the Independent Living Program, in which foster youth must enroll at the age of 16 in order to prepare them for living on their own. The program works to help foster youth transition from the foster care system to independent living using a collaborative team of school, mental health, probation, and other professionals working with the ILP coordinator and youth case manager to custom tailor an appropriate plan.

2. CHRONIC HOMELESSNESS

A. Specific Actions over the past year towards ending chronic homelessness:

In 1999, Napa HHSA convened a yearlong planning process (named Project Darryl after a homeless man who died on our streets) aimed at developing outreach service, and housing strategies for chronically homeless people. Project Darryl, underwritten by a SAMHSA grant, generated significant public interest and enthusiasm, and succeeded in spotlighting the need to take special action to address the needs of those who are homeless repeatedly or for a long time. Through this planning process, the community crafted and launched a plan for addressing chronic homelessness with the following key objectives: (1) provide outreach to previously un-served chronically homeless people; (2) create a day center for them as a first point of service contact and the site for a full range of services; (3) provide them with medical care and drug and alcohol treatment; and (4) provide them permanent affordable and supportive housing. This year, the last element of Project Darryl will be put into effect: namely, the drug and alcohol Residential Stabilization and Detox Center will open in late 2005.

Outreach to Previously Unserved Chronically Homeless People:

In the past year, the Progress Foundation deployed a full-time outreach worker who has maintained ongoing contact with more than 100 chronically homeless individuals living out of doors, and connected many with HSP services and housing. In addition, through a state-funded (AB 2034) mentally ill homeless grant, Napa HHSA has stationed 2 full-time outreach workers and 1 part-time outreach worker at the Hope Center, a day service center for the chronically homeless, to connect chronically homeless people to housing, publicly funded mental health and substance abuse services, and mainstream benefits. Altogether there are now 3 full-time and 1 part-time outreach workers dedicated to outreach efforts to the chronically homeless in Napa County, up from only 1 outreach worker last year.

Success and Increased Use of the Hope Center, the Day Service Center and First Point Of Service Contact and Services:

The Napa Valley Shelter Project opened the Hope Center in 2001. A tremendous success since it opened, the Hope Center has provided services and housing referrals to over 250 chronically homeless individuals in the past 12 months (and served over 650 single adults, parents, and children in the past year). On average, the Hope Center served 90 individuals each day of its operation this past year (an increase from last year, where 50 individuals were served each day). The Hope Center acts as the clearinghouse for most chronically homeless adults in Napa County. Because the Hope Center does not require that clients be clean and sober in order to receive services, Hope Center staff are generally able to work with clients so that, over time, they may be placed in appropriate housing. Hope Center staff make referrals to housing (emergency, transitional, and permanent supportive housing) as well as routinely providing clothing, life skills training, voicemail, transportation, food, case management, and access to mainstream benefits such as TANF, food stamps, and SSI.

Provision of Medical Care And Drug And Alcohol Treatment:

Clinic Olé, a community health program, has continued to bring mobile health outreach and medical services to chronically homeless persons in encampments, along the riverbank, and wherever they can be found. Over the past 12 months, Clinic Olé staff saw 438 unduplicated homeless individuals over 648 encounters. Two hundred eighty-five homeless individuals seen this past year qualified for CMSP benefits. Clinic Olé continues sending a doctor, nurse, and trained intake worker to the Hope Center twice a week, treating approximately 15 people each visiting day. The Hope Center also offers on-site HIV testing and counseling through the Napa-Solano Health Project, and dental services through Sister Anne's mobile dental clinic. Napa HHSA plans to open its new drug-and-alcohol Residential Stabilization and Detox Center on the campus of the Napa State Hospital in late 2005. Recommended by Project Darryl, the program combines a detoxification program with a 28-day recovery model for 30 chronically homeless people suffering from drug and/or alcohol abuse. The 2 full-time and 1 part-time AB 2034 outreach workers sponsored by Napa HHSA and stationed at the Hope Center serve as the main point of contact between chronically homeless people and the full range of health, mental health, and substance abuse treatment services provided or funded by Napa HHSA. More than 100 chronically homeless people received such services last year with the help of the outreach workers.

Provide Permanent Affordable and Supportive Housing:

Over the past 12 months, Buckelew Programs has successfully leased 4 of its permanent supportive housing units in its Napa Supported Independent Living II program. In December of 2004, HHSA and the Progress Foundation opened the 19-unit Skyline Apartment complex to house the most difficult to serve (providing 26 beds); namely, the chronically homeless who suffer from mental illness, substance abuse issues, and/or other disabilities. Altogether, Napa County now provides 200 beds of transitional and permanent housing. The HACN (S+C program), Progress Foundation, Family Service of Napa Valley, Buckelew Programs, and Catholic Charities all provide transitional and permanent supportive housing targeted to people who are chronically homeless with disabilities. Strategies for housing

chronically homeless people are included in Napa's new Housing Element, the state-required housing section of Napa County's general plan.

Additional Actions:

HMIS: Our second year of HMIS usage has provided invaluable information about the number of homeless individuals in Napa County as well as providing much greater breadth in our understanding of the special needs especially faced by the chronically homeless. We have been better able to understand their service and housing needs.

Emergency Housing:

Our winter shelter program this past year housed an average of 40 people per night, most of whom where chronically homeless. The Sullivan Shelter also housed an average of 46 individuals each night, the majority of whom were chronically homeless people. In addition, 14 bunk beds were added to the Sullivan Shelter this past year, increasing capacity from 38 to 46 beds.

B. Impact of these efforts (of last year) on ending homelessness:

Since October 2001, over 200 chronically homeless individuals have been successfully placed in housing. HMIS data and a survey of all housing and service providers throughout the county indicated that there has been an increase in the number of chronically homeless seen by agencies throughout the region. Nonetheless, our efforts to assist these hardest-to-reach have been fruitful. Specifically, outreach workers and case managers working at the Hope Center and in the county's shelters successfully referred nearly 50 individuals this past year to emergency, transitional, and permanent supportive housing, in addition to providing these individuals with much-needed life skills training, improved access to mainstream benefits, and necessary medical attention. In addition, the Hope Center served 256 chronically homeless individuals over the past 12 months (by providing services, housing referrals, or both).

C. Remaining obstacles to achieving the goal of ending chronic homelessness:

Napa County still faces several obstacles in achieving its goal of eliminating chronic homelessness. These barriers include a lack of affordable housing, insufficient housing resources for chronically homeless and mentally ill persons, counter-productive coping skills of people accustomed to homelessness, blatant discrimination based on negative stereotypes of homeless persons, and lack of health and social services. Of those, the two most critical obstacles are as follows:

Lack of Affordable Housing:

A lack of affordable housing remains the most significant obstacle to achieving Napa's goal of eliminating chronic homelessness. Napa County is an extremely affluent community and as such, housing prices and resources are at a premium. Even when funding is available, each client requires far more than the national average to afford housing. In fact, the average monthly rent alone for a 1-bedroom apartment in Napa Valley ($920) exceeds the entire monthly SSI payment by nearly

20%. This housing gap is projected to become worse as population growth continues to far outstrip new housing creation. In order to address this problem, the HSP works diligently to utilize funds as efficiently as possible and combine those funds with other available mainstream resources. However, without sufficient housing we cannot institute a Housing First strategy to place chronically homeless people immediately into housing.

Insufficient Resources for Housing Chronically Homeless Persons:

Napa County currently has only 73 transitional or permanent supportive beds targeted to this group, leaving a large unmet housing needs gap. To reduce the gap, the HSP seeks to initiate new permanent supportive housing projects each year for homeless people with disabilities. However, we lack sufficient financial resources to create the needed housing, especially when existing housing resources from sources like HUD, the state, local general funds, redevelopment funds, housing trust funds, and private funders are stretched to accommodate competing needs for low income, special needs, senior, and farm worker housing.

D. Current Chronic Homelessness Strategy

Project Darryl and the Homeless Services Planning Council Plan, Reducing Homelessness in Napa County (described above) lay out our current strategies, future goals, and action steps for addressing chronic and other homelessness (collectively, "the Plan"). The Plan estimates that, through HMIS data (recently updated for this application), and through a street count, that we currently have a minimum chronic homeless population of 307 individuals, of whom 237 are unsheltered and 70 are sheltered. These are people who often have multiple disabilities and who regularly cycle through our shelters, jails, hospitals, treatment programs, and mental health institutions at great cost to society and to themselves. As RHNC demonstrated for the public, the problem of chronic homelessness in Napa is much more pervasive than previously thought, and chronically homeless people are found throughout the county, including in cities and towns, in camps along the Napa River; in makeshift dwellings in the vines and fields, and hidden throughout our wild areas. In essence, our strategy to end chronic homelessness is to: (1) identify who is chronically homeless and why; (2) engage them through persistent outreach; (3) supply them with permanent subsidized housing; and, (4) provide them with comprehensive, integrated health and supportive services to stabilize them in housing. More specifically, this strategy includes:

Developing a Long-Range Plan:

RHNC lays the groundwork for ending chronic homelessness by identifying the nature and extent of the problem and setting forth short-term goals and action steps. The HSP is committed to building on RHNC to create strategies to completely end chronic homelessness by 2012. Key to this planning will be to obtain commitments from elected officials, mainstream systems, funders, affordable housing developers, and homeless assistance providers to provide the funding required and to commit to full implementation of the Plan.

Analyzing HMIS Data:

HMIS reporting has elevated our understanding of chronic homelessness in our county and helped pinpoint the special service and housing needs of this population. We will continue to report on the overall numbers of chronically homeless people, their length of homelessness, repeat episodes of homelessness, and service and housing usage. In addition, a survey of 71 homeless individuals was conducted in late 2003 provided the HSP with invaluable data and feedback on how well existing services and housing is meeting the needs of the homeless.

Using an Outcomes Approach:

As part of our long-range plan, we will set specific outcome measures (e.g., "20 chronically homeless people will move from the streets to permanently housing in year one") that will allow us to track progress toward ending chronic homelessness and to make program adjustments as needed over time. We will use HMIS data and other information to measure outcomes progress.

Preventing Institutional Cycling:

Many of our chronically homeless people have a history of cycling among shelters, jails, hospitals, treatment programs, and mental health institutions. Through the discharge planning steps described below, we are seeking to "close the front door" of homelessness by ensuring people are stably housed after leaving institutional care.

Furnishing Persistent Outreach Using an Assertive Community Treatment Model:

Napa HHSA, with AB 2034 funding, increased the number of outreach workers from 1 to 2.5 FTEs this past year. Together with the Progress Foundation outreach worker, a total of 3.5 FTE outreach workers now use the nationally recognized Assertive Community Treatment (ACT) model to engage chronically homeless people, provide basic services, and encourage them to access the Hope Center, other services, and housing.

Sustaining and Enhancing the Hope Center as a Service Entry Point.:

Key to our strategy of engaging chronically homeless people is our effort to sustain the Hope Center and enhance its range of services. For example, the Hope Center expanded its mental health service this past year, and the outreach team has expanded to 3.5 FTEs. After nearly 3 years of operation, the Hope Center has successfully placed many of its clients into housing programs and is focusing now almost exclusively on a more difficult-to-serve chronically homeless group.

Making Shelter Stays Shorter and More Productive:

HMIS data will be used to determine the causes of lengthy and repeated shelter stays and help case managers immediately place people into appropriate housing and services. The current Sullivan Shelter is an antiquated facility without sufficient space for case management and services. A new 59-bed, state-of-the-art shelter facility is being developed on donated land in South Napa that will include space for multiple collaborating public and nonprofit partners to provide daily on-site comprehensive case management, services, and housing referrals.

Increasing the Inventory and Variety of Permanent Supportive Housing:

Perhaps the most important step in our strategy is to "open the back door" of chronic homelessness by continually increasing our stock of permanent supportive housing. This year, Buckelew Programs is seeking to renew its application for its permanent supportive housing program (a total of 4 apartments that will serve 6 single adults with mental disabilities). Progress Foundation to opened its Skyline Apartments permanent supportive housing project in December 2004 (composed of 19 units, 13 of which are one-bedroom, 6 of which are two-bedroom), which serves 26 chronically homeless individuals and 6 families (up to 18 individuals). Existing permanent supportive housing provides 73 beds for chronically homeless individuals. Given the complex needs of chronically homeless individuals, we are prepared to explore an appropriate range of housing models, including housing first (with harm reduction), SROs, and safe havens with permanent housing characteristics. In a second phase of development, the Gasser Foundation and other supporters will be developing a 24-unit facility to provide transitional and/or permanent supportive housing for both chronically homeless individuals as well as families.

Expanding Capacity to Provide Comprehensive Services Connected to Permanent Housing:

Many of our HSP agencies now have many years of experience in successfully providing comprehensive supportive services in the context of housing. Building upon its AB 2034-funded program for homeless mentally ill persons, Napa HHSA will continue its collaboration with HSP housing to provide integrated health, mental health, substance abuse, employment, mainstream, and other social services to chronically homeless people in housing. The weekly Supportive Housing Working Group provides the forum in which case managers and other staff of collaborating agencies integrate their service strategies for supportive housing clients.

Increasing Access to Substance Abuse Treatment Opportunities:

Forty-two percent of the homeless population suffers from chronic substance abuse issues, and many chronically homeless people require access to detoxification, residential, and/or nonresidential treatment or counseling programs as an important component of their self-sufficiency planning. When opened this winter, the new Residential Stabilization and Detox Center will provide 30 beds for chronically homeless people with 28-day residential treatment services. This will add to the substance abuse treatment services already provided by Napa HHSA, Our Family, Alternatives for Better Living, and numerous 12-step programs.

Providing Incomes Through Mainstream Benefits and Employment Opportunities:

A critical step for stabilizing chronically homeless people in housing is to provide them incomes to pay for rent and life expenses. Therefore, our strategies for helping homeless people access federal mainstream benefits, such as SSI, CalWORKS, Food Stamps, MediCAL, and Workforce Investment Act benefits, described more fully below, are very important to stabilizing chronically homeless people in housing.

Seeking to Better Integrate Mainstream Systems:

A survey of homeless individuals conducted in late 2003 indicated that many homeless people face major barriers to accessing mainstream services that can add to existing feelings of mistrust. Only 30% of those surveyed said that accessing mainstream benefits was "easy," while most stated that it was difficult or that accessing benefits on their own was altogether inaccessible. All mainstream services need to be more "consumer friendly," with barriers reduced for homeless access. Most importantly, mental health and substance abuse treatment systems are working to provide services in a holistic, integrated fashion so that dually diagnosed persons, many of whom are chronically homeless, do not fall through the system cracks.

3. HOMELESSNESS PREVENTION

IMPLEMENTATION/OPERATING PLAN FOR NAPA COUNTY TEN YEAR PLAN TO END HOMELESSNESS

PRIORITY ONE: PREVENT HOMELESSNESS FROM OCCURRING IN THE FIRST PLACE

A. Enhance early identification and intervention with households at-risk of homelessness.

1. Make housing stability a central goal for all housing and social service agencies, homeless and mainstream. Provide training and common risk assessment tools so that agencies can effectively identify clients at-risk of homelessness and make appropriate referrals for prevention services and other supports. Revise program outcome measures to include residential stability and linkage of clients with needed support services.

2. Create an "Eviction Prevention Team" to 1) conduct outreach to landlords renting to Section 8 and other low income tenants and provide information and linkages to agencies providing prevention services and other supports and 2) to identify people at-risk of homelessness at Landlord-Tenant Court and link them with rental assistance, legal services and other needed services.

3. Enhance community-wide knowledge about homelessness risk factors and how to access prevention assistance. Conduct trainings with staff at libraries, churches and other community-based groups and distribute informational materials and contact numbers for prevention services.

B. Expand efforts to facilitate housing retention by households at-risk of homelessness.

1. Enhance the availability and effectiveness of prevention services in the County. Develop "Housing Support Centers" at the Hope Center and at the new shelter being designed to provide centralized points of access to County prevention services and target additional funding to community-based organizations providing prevention services in areas identified as significant sources of homelessness. Design these services based on an analysis of data on the reasons people became homeless, agencies they were in touch with before their homelessness, areas they

lived in and on how homelessness was avoided by people who managed to retain their housing.

2. Enhance the availability and effectiveness of prevention services in the County. Develop "Housing Support Centers" at the Hope Center and at the new shelter being designed to provide centralized points of access to County prevention services and target additional funding to community-based organizations providing prevention services in areas identified as significant sources of homelessness. Design these services based on an analysis of data on the reasons people became homeless, agencies they were in touch with before their homelessness, areas they lived in and on how homelessness was avoided by people who managed to retain their housing.

3. Adopt a County Just Cause Eviction Ordinance to prevent unjustified evictions.

4. Educate the business community and general public about the long-term cost-effectiveness of prevention and initiate a special fund-raising campaign for prevention services in the County.

5. Facilitate more direct rent payment agreements to landlords for tenants receiving public assistance.

6. Facilitate greater linkages and collaboration between agencies providing housing assistance and providers of case management, mental health, substance abuse and other services.

C. Strengthen discharge planning efforts to eliminate releases to homelessness and reduce institutional recycling.

1. Put in place formal agreements and standard operating procedures to ensure adequate discharge planning for homeless people leaving hospitals, mental health programs, drug and alcohol treatment facilities and the corrections system. Identify additional staffing, resources, and modes of inter-agency communication and collaboration needed to be effective.

2. Solidify discharge planning for youth from the foster care system and identify the housing and services needed by this sub-population to achieve ongoing stability and self-sufficiency.

3. Through the HMIS system, monitor the residential outcomes of clients leaving hospitals, mental health programs, drug and alcohol treatment facilities, the corrections system and the foster care system who are chronically homeless, transitionally homeless or at-risk of homelessness, and make indicated program adjustments to improve effectiveness.

PRIORITY TWO: DEVELOP A FULL CONTINUUM OF HOUSING OPTIONS TO RAPIDLY REHOUSE THOSE WHO ARE HOMELESS

A. Develop an interim housing system to address crises, assess needs and provide service linkages, and move people into permanent housing as quickly as possible.

1. Convert the existing emergency and transitional housing programs into a coherent and coordinated system of interim housing that incorporates a Housing First approach. Carry out this conversion process based on a Countywide needs assessment that takes into account regional and sub-population perspectives and makes the new emergency shelter facility being developed a centerpiece of the new system. Develop interim housing standards that promote short stays, comprehensive assessments, and linkages with the full range of mainstream and homeless services. Prioritize addressing the needs of families, youth and people who are chronically homeless.

2. Create centralized points of access to County housing services through the "Housing Support Centers" to be developed at the Hope Center and at the new emergency shelter. (See above sections) These centers will provide access to the County's full continuum of housing and housing-related services.

3. Develop an interim housing facility for unaccompanied homeless youth 18 and under.

4. Develop a safe haven with permanent housing characteristics to meet the special needs of people who are chronically homeless and/or in need of a low demand environment in order to come in off the streets.

B. Expand the availability of permanent housing affordable to people with extremely low incomes.

1. Increase the funding available for developing extremely low income housing, including farm worker housing. Explore the development of a County Affordable Housing Trust Fund with a specific percentage set-aside for the development of housing affordable to people with extremely low incomes, target a percentage of County and City affordable housing funds, including CDBG and HOME funds for this use, and aggressively pursue money available through state Propositions 46 and 63 for housing development.

2. Provide technical assistance to increase the capacity of nonprofit and faith-based organizations to develop and operate housing for people who are homeless or at-risk, including through the use of master leases.

3. Create incentives for for-profit developers to set-aside units in their market rate housing developments for extremely low income tenants through tax breaks, density bonuses, and streamlining of regulatory processes.

4. Create housing subsidies for TANF families transitioning from welfare to work using federal TANF dollars and state Maintenance of Effort funds and create preferences for homeless families for housing Choice vouchers from the County Housing Authority.

5. Promote the development of alternative housing models including SROs and shared housing for youth, seniors and families.

C. Facilitate the development of more supportive housing:

1. Facilitate collaborations between housing developers and service providers to develop supportive housing. Create at least 10 new beds per year through new development, renovation, master leasing and other strategies.

2. Fund more integrated service teams to provide services linked to housing.

3. Provide training and technical assistance to support the development of Medi-Cal billing capacity by supportive housing providers in order to cover ongoing service costs.

4. Collect data and conduct analysis of cost savings to other service systems, including hospitals jails and emergency shelters, from supportive housing placements.

PRIORITY THREE: PROVIDE COMPREHENSIVE AND INTEGRATED SERVICES LINKED TO HOUSING

A. Promote system-level integration between the housing, health and human services and homeless services systems

1. Continue to utilize and enhance an Interagency System Integration Committee with senior staff from the Housing Authority, mainstream health and human service agencies, police and sheriffs departments, and homeless programs to monitor the functioning and efficiency of the overall service system; guide ongoing system and program improvements; and facilitate further integration through interagency planning, program development and grant writing.

2. Expand the capacity of the HMIS to collect system-wide data for planning, evaluation, program development and grant writing and reporting:-- expand the agencies participating in the HMIS system to include all mainstream health and human service agencies, and the police and sheriffs departments;-- continue to collect client and program outcome data to allow both system-wide and program-specific monitoring and evaluation; and -- generate reports on client service utilization patterns and unmet needs.-- track the grants agencies are applying for and utilizing.

3. Facilitate Inter-agency information-sharing and referrals by formalizing interagency agreements, developing common intake and referral forms and protocols, ensuring HIPAA compliance, and developing the capacity for electronic referrals and information-sharing through the HMIS.

4. Review and update a geographic mapping of services in the County and an analysis of the existing use of federal, state and local housing and service dollars. Identify service gaps (both in terms of geographic coverage as well as types and quantities of services) and continue to develop proposals increase efficiency, fill gaps and more efficiently allocate service dollars.

5. In partnership with HMIS and HelpLink, develop and continually update user-friendly online data bases of all housing and services in the County, both homeless and mainstream.

B. Enhance the integration of service delivery at the client level.

1. Develop multi-service sites that provide easily accessible entry points to the full range of services available in the County: -- maintain the Hope Center as a centralized service entry point for single adults, especially those who are chronically homeless, and expand the range of services available on-site; -- develop the new emergency shelter as an additional multi-service site; and -- enhance population-specific multi-service sites to meet the needs of homeless families and homeless youth through the Samaritan Family Center, HHS and CalWORKS.

2. Expand the use of interagency integrated service teams as a means to link services to housing for chronically homeless people and others who need transitional support after regaining housing.

3. Create programs that are dual certified and provide training opportunities for homeless service staff and those in mental health and drug and alcohol treatment programs to receive dual certification in order to enhance capacity to provide integrated treatment for people with co-occurring disorders.

4. Enhance the effectiveness of the case management offered:-- provide staff training in intensive case management using a wraparound services approach; -- develop the capacity for electronic client information sharing through the HMIS; -- conduct inter-agency cross-training of staff about the range of services available in the service system; and-- ensure the existence of a comprehensive resource guide.

C. Expand the accessibility and availability of key health and human services to homeless people

1. Work to expand the funding available for services: advocate for additional funding for mainstream health and social service programs; ensure fiscal coordination among and between service providers; seek support from the business community and pursue foundation grants; educate the community and decision-makers regarding homelessness.

2. Require all County mainstream health and human service agencies to take steps to improve the accessibility of their services to homeless people:-- incorporate the goal of preventing and ending homelessness in their agency level planning, policy and program development, and budgeting; -- continue to fund a homeless liaison staff position to facilitate access to services by homeless people; -- continue to outstation staff at appropriate locations; -- continue to provide staff training in cultural competency in working with homeless people; and -- prioritize access to multilingual services.

3. Develop targeted health, mental health and drug and alcohol treatment services for sub-populations (chronically homeless, families, youth, farm workers);

4. Provide access to transportation for homeless people needing to travel from shelters and service sites to education, training and employment services, and other needed assistance.

5. Continue to develop specialized services to assist youth in successfully transitioning out of foster care.

6. Continue to provide access to child care for homeless families, including set-asides with Head Start programs and private child care providers and completion of the child care program at the family shelter.

PRIORITY FOUR: PROVIDE OPPORTUNITIES TO ACCESS AN INCOME STREAM SUFFICIENT TO AFFORD HOUSING

A. Expand job training and employment opportunities for homeless people.

1. Create a Homeless Employment Task Force, working with representatives from the Chamber of Commerce, Napa Valley College, and Work Investment Board to develop strategies for training and employing homeless people.

2. Foster collaboration between employment programs and the rest of the services system so that homeless people receive a coordinated package of services that addresses all their needs.

3. Enhance the effectiveness of mainstream employment programs in serving homeless people:- prioritize homeless people for employment assistance at mainstream employment programs and tailor services to meet their unique needs and realities;-expand training of and then outstation mainstream employment agency staff at appropriate locations; and - develop outcome measures to monitor effectiveness in placing homeless people in employment.

4. Develop specialized employment services for people who are chronically homeless, including development of supported employment programs.

5. Conduct outreach to employers to encourage hiring of homeless and formerly homeless people, including those with a criminal justice history.

B. Strategy 4.2 Enhance homeless people's access to mainstream benefits. (GA, TANF, VA Benefits, SSI/SSDI, FoodStamps, Medi-Cal, Medicare)

1. Develop the capacity to screen for benefits eligibility using a uniform benefits application and other technologies, including through the internet.

2. Make it easier for homeless people to apply for benefits:-- designate a staff person at each benefits program as a homeless liaison to assist and advocate for homeless clients; -- outstation benefits program staff at appropriate locations, building upon those staff already outstationed; and-- develop an expedited application process for homeless people.

3. Facilitate inter-agency collaboration in assisting people to access benefits: -- cross-train homeless and benefit program staff; and -- promote interagency collaboration in documentation of diagnoses and assessments.

C. Facilitate homeless people's ability to develop a savings cushion

1. Identify new funding to expand participation in Individual Development Account (IDA) programs. -- Integrate self-sufficiency program lessons, such as trust accounts and vendor payments

D. Expand IDA participation.

PRIORITY FIVE: CONDUCT OUTREACH TO LINK PEOPLE OUTSIDE THE SERVICE SYSTEM WITH HOUSING, TREATMENT AND SERVICES

A. Enhance outreach and engagement services for homeless people outside of the service system.

1. Build upon what Napa has, which now includes an outreach team for people who are chronically homeless, functioning with the low case loads necessary to sustain repeated contacts over extended time periods and utilizing peer mentors, service incentives and other techniques for engaging service averse individuals.

2. Develop outreach capacity to serve North County, in particular farm workers. Outreach workers should be bilingual, culturally competent, and able to conduct assessments and provide basic services in the field. Translate outreach materials and street sheets into Spanish.

3. Purchase an outreach van and lap top computers to facilitate ability to reach clients in out of the way areas, conduct in-the-field intakes and assessments and facilitate transportation of clients to referrals.

B. Enhance collaboration and linkages between outreach workers and other housing and services.

1. Designate and fund the Hope Center outreach workers as the first line of response on homelessness for individuals, and Samaritan Family Center for homeless families. All City and County agencies, Police Departments, Chamber of Commerce, businesses and concerned citizens should contact the Hope Center or Samaritan Center outreach workers for assistance in dealing with homeless people.

2. Develop referral agreements between outreach workers and other housing and service providers and designate priority access to housing and treatment slots for clients engaged by outreach workers.

4. INSTUTIONAL STRUCTURE

The Housing Services Planning Commission was formed by members of the Continuum of Care Committee. The Commitee felt it needed to look at all issues regarding housing, not just homelessness. The Housing Services Planning Commission is comprised of members from agencies throughout Napa County who work with low-income households. These agencies have a broad range of services, but all have the need for affordable housing for their clients. The Commission has an informal structure, with two co-heads sharing the Chairman duties. The Council works in close cooperation with Home Base - Center for Common Concern - of San Francisco and the Housing Authority of the City of Napa in preparing funding applications to HUD.

5. DISCHARGE COORDINATION

The Housing Service Planning Committee focused on discharge policies concerning those released from prisons, jails, mental and health institutions, and foster care. This committee has met over the past 12 months with authorities of public institutions in order to develop and implement a single, consistent Continuum-wide discharge protocol. The goal for individuals discharged from publicly funded institutions is to provide sufficient resources to minimize the risk of homelessness, and maximize the chances of placement in case appropriate permanent housing. To achieve this goal, HSP members, working with Napa County authorities, have developed a broad based policy for avoiding homelessness among individuals discharged from the Napa County Department of Corrections (NCDC), mental health institutions, hospitals, and the foster care system. Our County's policy involves a host of local and State agencies as well as an integrated network of community-based organizations that seek to prevent and reverse any instances of homelessness among the discharged population.

The procedure varies depending upon the institution from which people are discharged. However, the process universally retains a strong emphasis on prevention, by attempting to ensure that no person discharged from a publicly funded institution ever ends up homeless. Such preemption planning includes: (1) providing educational programs and resources for individuals prior to the date of discharge, (2) increasing information-sharing opportunities among case managers and relevant organizations serving discharged individuals, and (3) providing a referral process whereby appropriate housing services are matched with the discharged individual prior to release. The following describes how Napa plans to implement this general discharge strategy specifically for different institutions:

Prisons and County Jails:

Most significantly, the HSP, working closely with Napa County officials, have formally developed a standard operating procedure (SOP) for easing the transition of ex-offenders who have self-declared as homeless at the time they are released from the NCDC. The target population is extremely broad in scope and includes those discharged from holding cells, state parolees, and time-served/sentence completion inmates. To coordinate the discharge process of all soon to be released inmates, the NCDC has hired an Inmate Services Coordinator who meets monthly with representatives of an extensive group of local agencies, General Assistance eligibility worker, Job Training technician (Job Connection), translator, Drug and Alcohol case manager, HOPE Center, and Progress Foundation's Outreach and Housing manager. Outreach workers are available on an as-needed basis to work with prison/jail staff in order to develop a customized discharge plan for those being released who do not have a place to go. Additionally, the HSP discharge committee is in the process of developing a wallet-sized resource card to be distributed to the homeless at the time of police intervention.

Together, this network of agencies discusses specific needs of newly discharged individuals to develop individualized discharge strategies and provides a vast array of information and services to discharged individuals. The breakdown is as follows: the housing support agencies are charged with informing and educating inmates about available resources for potential placement; homeless service agencies inform and educate inmates about eligibility requirements for available services upon release;

behavioral health agencies make resources available for inmates upon release; HHSA case managers connect the individual to available area services (including HHSA's own case management services and assistance in locating housing, especially for those suffering from mental illness), specific to the unique needs of the individual; and, the NCDC conducts an initial needs assessment prior to release while also making the County website accessible for updated rosters of homeless inmates.

For handling the particularly at-risk population of mentally ill people being released from prison, HHSA employs a forensic mental health expert who works closely with inmates prior to release. In addition to providing general information about available services and facilities, the mental health expert meets with individual inmates and helps design a discharge plan that will best ensure that each discharged person avoids homelessness.

Hospitals and Mental Health Institutions:

For the past year, members of the HSP Committee, including the former director of HHSA, have been working with Queen of the Valley Hospital administration and staff to ensure a successful transition into housing upon discharge of its patients. HSP members educated hospital staff that an effective discharge policy can actually save money by reducing costly return visits to the emergency room among homeless patients who simply need a place to rest and recuperate. Queen of the Valley staff have regularly attended the Discharge Planning Committee and HSP meetings and are actively working with HSP members to better integrate discharge planning protocols for patients.

Hospital staff now perform outreach to patients by distributing resources and information offered by HSP members. The hospital has also designated a liaison to the HSP who works to link discharged patients with appropriate support service facilities. Additionally, the HSP maintains a contact person for the hospital to help with cases where the liaison is unsure of the proper referral. The hospital has also accepted an invitation to sit on the HSP Committee and has recently designated a representative for this purpose. If no shelter is located during the discharge process, the County pays for a motel voucher to allow the discharged individual a place and time to recover. A case manager will then link the discharged individual to the next best level of housing.

For mental health institutions and wards, HHSA employs a liaison specifically to provide intense discharge planning and support. The liaison visits clients in the hospitals to initiate planning for discharge and associated aftercare needs. The liaison then coordinates a discharge strategy with hospital planning staff, outpatient service providers, and any significant support persons identified by the individual about to be discharged. Once a homeless person leaves the hospital, the liaison continues providing information and support by visiting the discharged individual to assess needs and help him/her stabilize in the community. Outreach continues for up to 30 days with a minimum of two client contacts per week.

One large psychiatric hospital also holds a meeting every Wednesday where hospital staff meet with several members of the HSP. During these weekly meetings, staff and community members discuss the discharge process of the hospital in general and brainstorm ways to better integrate available housing and support services with the process of discharging patients from the hospital.

Foster Care:

Napa County focuses on four primary goals in its discharge plan for youth emancipating out of the foster care system: (1) secure a high school diploma, GED, or enrollment in college or trade school; (2) secure safe and affordable housing; (3) locate and maintain employment sufficient to pay rent and essentials of living independently; and (4) obtain all necessary documentation of adulthood (driver's license, social security card, etc.).

Currently, from the age of 16, foster youth are enrolled in the Independent Living Program (ILP), administered by Napa Valley College Napa HHSA. The ILP includes 34 workshops that prepare youth for emancipation, including computer skills, home management, social skills, and employment planning. In addition to the ILP, Napa HHSA also provides each individual with a case manager that works with the youth on individual discharge plans. This includes trips to apartment complexes, employment sites, and colleges as well as participation in job training programs like CyberMill.

Youth often receive housing referrals to the HomeBase program for youth, run by Catholic Charities. The program offers low cost housing and continued case management from the HSP members, for up to 2 years. HHSA staff assist youth in completing the program application.

County Children's Services staff, with guidance from HSP members, are working with ILP participants to better understand their needs as they transition to independence. This project will include a survey of housing, supportive and recreational needs that will culminate in a report to the City and County of Napa

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:

Not Applicable

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.

2. Describe the basis for assigning the priority given to each category of priority needs.

3. Identify any obstacles to meeting underserved needs.

4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

   NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

NON-HOUSING COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

The City of Napa and its citizens continue to express the need for assistance in creating and maintaining community services for all sectors of the population: youth, seniors, the homeless, battered women and children, and the mentally disadvantaged.

Public Service Needs:

Public service funding has been reduced at the county and state levels. The need, Populations with Special Needs, grows for mental and physical care, living skills training, counselling, for case management and for rehabilitation and job training programs. Without such supportive services, these populations-in-need will face difficulties in maintaining their housing, their jobs and their social stability.

Youth have needs that can be met with CDBG funding: counseling, recreation, job skills training, mentorship counseling, and education. Child care services are also needed by this population.

Seniors continue to require services in a variety of areas including home care, tenant/landlord counseling, mediation in dealing with health care systems, transportation and recreation.

Neighborhoods have expressed the need for crime awareness programs, crime prevention and anti-graffiti and anti-vandalism programs.

Fair housing activities are a continuous funding need. Tenant-landlord counseling helps to alleviate grievances between renters and property owners. Residents of mobile home parks have benefited from this service, in an effort to retain their affordable housing.

Child care and health services are additional needs that may be funded through CDBG. Others include recreation subsidies for low-income youth, and counseling services for at-risk populations such as single, pregnant teens in need of prenatal care.

Public Facility Needs:

As pointed out in the Consolidated Plan, facilities are needed for the homeless, victims of domestic violence, those with severe mental illness, the physically disabled, and persons with addictions. CDBG funds now assist a portion of these populations, but the need is much greater.

Access for the handicapped is a need at public facilities: parks, libraries, child care centers, counseling facilities, health centers and government offices. CDBG funds would facilitate the construction of the access required by the Americans with Disabilities Act.

Infrastructure Needs:

The City's low and moderate-income neighborhoods, located in the oldest areas of the city, are in need of sidewalk repairs and drainage improvements. CDBG funds could help bring about these improvements during the next five years.

Economic Development Needs:

The downtown area--the City's Redevelopment Area--contains many older, historic commercial buildings that would benefit from rehabilitation and a program for commercial facade improvements. Property owners, merchant tenants, and local financial institutions are interested in implementing such a program. CDBG funds could augment redevelopment and private funding to improve these economically-viable structures.

In addition, existing small business loans require continued technical assistance funding, until such time as the loans are closed.

Historic Preservation Needs:

With over 30 unreinforced masonry buildings in the downtown, including City Landmarks and National Register buildings, funds for seismic retrofitting are an urgent need. In addition, historic commercial buildings require access (ADA) improvements and facade restorations. Commercial and residential historic properties are in need of rehabilitation, in order to retain them as viable commercial and residential units.

PROPOSED ACCOMPLISHMENTS

Public Service:

The funds for the homeless shelters and battered women's shelter will provide temporary safe havens for those fleeing domestic violence, those who have lost housing, and those who have been put in a homeless situation for any number of circumstances. The shelters will enable these persons to receive temporary housing, counseling, and referral services to help them regain their independence. The comprehensive homeless shelter system proposes to assist 685 people with their various services and the battered women's shelter proposes to help 145 women & their children during the 2005-06 fiscal year. These services are necessary to provide the basic levels of assistance for those who are homeless or at-risk of becoming homeless. This homeless shelter system also includes a rental assistance program.

Planning and Administration:

Funds for fair housing services will aid 500 people through referral services, provision of educational information regarding fair housing, mediation, discrimination reconciliation, testing, and assistance. These services are available citywide and are designed to alleviate tenant-landlord disputes which often lead to persons becoming homeless or at-risk of losing their housing.

Community Development:

Facilities for handicap persons are a priority in the City's 5 Year Consolidated Plan. CDBG funds will be used to construct handicap accessible ramps in the low income census tract 2002, Los Robles Area. This project is a step towards making all public facilities accessible to those who are physically challenged.

Sidewalk repair to displaced and deteriorated sidewalks in census tract 2002 will continue to be a priority, with approximately 2800 residents being assisted during this upcoming fiscal year with CDBG funds. Sidewalk repairs will be concentrated in the area known as "Los Robles".

Funds for rehabilitating the City's housing stock owned/occupied by low income persons also continues to be a community development priority. The goal for the 2005-06 program year is to rehabilitate 15 single family units and 2 multi-family units. Management of a large loan portfolio will also continue to be a priority to

ensure timely loan payments & eligibility of recipients. Additionally, reducing the hazards of lead based paint, especially for low income residents, is a priority in the Consolidated Plan. Funds have been allocated again in the 2005-06 program year to address lead based paint hazards.

The Capital Improvement Project application submitted by the Napa Housing Authority on behalf of the Non-Profit Coalition will complete facility improvements to 12 different facilities representing 7 different non-profit agencies that provide services to the low income residents of the City of Napa. Services include low-income childcare, mental health counseling, homeless shelter assistance, rental assistance, services to low income children, etc. Improvements include a roof and gutter replacement, flooring replacements, heating upgrades, a patio extension and pool removal, exterior and interior painting, new playground equipment installation, stair rehab, installation of a security fence, and fireplace repair.

The Consolidated Plan identifies the need for increased Senior services as the number of Senior residents in Napa continues to grow. The rehabilitation of one of the Senior Center facilities located at 1518 Jefferson St. will provide much needed additional space for Senior activities. The facility will be used for meetings, clubs, and supports groups, and it offers a much more private and conducive environment for these types of activities. CDBG funds were used to purchase the facility in 1997, and it was used as a rental unit for low income residents. However, the facility sustained substantial damage during those years, and one time funds are now being requested to repair the facility. The Senior Center serves over 4,000 residents per year.

Nature and Location of Projects:

Public Service:

The City focuses public service funds on people needing basic human needs, food, and shelter. The homeless shelter system and battered womens' shelter continue to provide services to those homeless or at-risk of becoming homeless. These services are available citywide to City of Napa residents, therefore a specific location is not applicable to these services. The City's single person's shelter and family shelters are located in low/moderate income census tracts within the City of Napa.

Community Development:

The Community Development funds are focused on priority areas, which include low income census tracts with higher areas of minority concentrations (over 20%).

The Sidewalk Repair Program is located in census tracts 2002, which contains over 60% low income persons with a Hispanic population of approximately 15%. The handicap access ramps will also be located in census tract 2002.

Both the lead based paint and housing rehabilitation programs are available citywide, and are based on hazard or income eligibility, respectively. Napa's low income census tracts 2002 and 2005 tend to have the largest occurrences of homes with

lead based paint hazards and the largest need for rehabilitation of single family and multi family units occupied by low and moderate income persons.

The Non-Profit CIP facilities are located throughout the City of Napa. However, these facilities serve Napa's low income residents through their various social services such as homeless shelter assistance, child care, rental and housing services to low income children and families, including pregnant teens.

Resources/Sources of Funds:

At this time, the City of Napa is an entitlement city for CDBG funds only. The City does not receive HOME or HOPWA funds as a direct entitlement. HOME funds are competitive at the State level, and the City will continue to apply as viable and eligible projects develop.

The City's homeless shelter systems will continue to leverage private donations, grants from organizations such as the Queen of the Valley, United Way, and Emergency Shelter funds, funds from the Department of Maternal and Child Health, Office of Criminal Justice and Planning, Victims of Crime Act, County Health and Human Services, and other local municipalities. In addition, the fair housing program is leveraging its CDBG funds with monies from the Wine Auction, HUD's Fair Housing Initiatives Program, private donations, and fundraising.

Fair Housing:

The Fair Housing Napa Valley Center provides general housing advice to both tenants and owners, which includes mediation services, fair housing counseling and referral and enforcement services.

In response to community needs, the FHNVC is expanding outreach to people in the community who may be subject to violations of the Fair Housing Act. The purpose is twofold - to provide remedies to victims of housing discrimination and to send a message that illegal housing discrimination will not be tolerated in our community. The fair housing center provides information and assistance to civil rights groups, housing counseling agencies, social services agencies, disability rights agencies, neighborhood organizations, the local college, clergy, non-profits, and parent/teacher associations, and other organizations that represent the minority community.

Based on identified community needs, the agency is also expanding its outreach efforts. An effective, credible outreach program helps to address impediments to fair housing choice and increase the confidence of members of the protected groups to take action and report suspected violations of the laws. It is expected that education and outreach will result in more complaints that will be handled through a formal referral process to HUD and the state Department of Fair Employment and Housing.

GNFHC will continue to provide fair housing literature in English and Spanish to community members, government, public and private agencies as well as through other points of distribution. A web site in both Spanish and English is also being planned.

Other Actions:

To help address the obstacles in meeting the needs of the homeless, at-risk populations, and persons with special needs, the City will continue to meet with the CDBG Task Force and the Non Profit Coalition. The Non Profit Coalition is a group of non-profit organizations and service providers in the City of Napa that provide homeless, housing, and homeless prevention services to the residents of Napa. This coalition meets monthly to share information and resources and plan for the best delivery of services to the largest percentage of people.

In addition, the City will continue to seek and apply for HOME funds at the competitive State level as projects are made available. The City will continue to work with the Napa Housing Authority in searching for funds to address these needs. The City will also work closely with the Napa County Health and Human Services Delivery System to better coordinate these types of services to those in need in Napa.

Lastly, the City Council passed an Inclusionary Housing Ordinance which requires developers to make at least 10% of any new construction development affordable to low income families. This includes an in lieu fee that may be charged on developments with less than 10 units, or for commercial construction. This fee provides funds that can be leveraged to assist with the development of affordable housing.

The City will also continue to broaden its outreach to the community to enhance citizen participation with the Action Plan. Some activities might include public hearing noticing in Spanish, workshops held with the nonprofit coalition in Napa, and additional postings at such locations as the City's Fair Housing Center, County offices and with the CDBG Task Force.

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.

2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

Anti-Poverty Strategy

According to the 2000 U. S. Census, there are 6,398 individuals below the poverty line or 8.9% of the population of the City of Napa. The majority of these individuals are very low income renter households.

As indicated in the Summary of the priorities established for allocating available federal, State and local resources over the next five years, the City assigned the highest priority to worst-case households in all types of assistance. All of the programs developed to provide rehabilitation, new construction, acquisition, rental assistance and supporting facilities provide a selection priority for families and individuals meeting the federal preference of 1) Involuntary displacement, 2) Living in substandard housing (including the homeless, and 3) paying more than 50% of income for housing. These programs are targeted to assist families below the poverty line to move into affordable housing.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

Not Applicable

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

The City of Napa does not have a Health and Human Services department to provide social services to the Non-Homeless Special Needs citizens. The County of Napa and local non-profit organizations provide social services to this area of the population. In our efforts to research and acquire the information from our County partners on the Non-Homeless Special Needs Including HOPWA, we have determined that the information required is not readily available and we are unable to complete the Chart. The City's five year goal is to work with the County of Napa and other county service providers to gather and track information on the Non-Homeless Spcial Needs Including HOPWA.

However, the City of Napa supports the County of Napa and other agencies' efforts in meeting the needs of the non-homeless special needs population. The City of Napa shows its support by focusing much of its Community Development Block Grant program funding in the area of non-homeless special needs by funding local agency's programs or projects. The proposed spending for the 2005-2006 fiscal year will include:

NEWS: Contribute funding towards a bilingual counselor for the battered women's shelter. The shelter provides services to battered women and their children.

Fair Housing Napa Valley: Contribute funding for fair housing services including tenant/landlord mediation and rsolution, development of Fair Housing Analysis required by HUD, fair housing workshops, and distribution of leterature.

Napa Senior Center: Funding will be used for rehabilitation work on the existing Senior Center facilities to enable better and safer access to the facility and improve usage. Project will include interior improvements, ADA accessibility upgrades, exterios painting, and sewer line installation.

Non-Profit CIP Facility Improvements/Rehab: Collaborative request for funds to rehabilitate or make improvements to seven Non-Profit agencies facilities located at twleve different sites through out the City of Napa.

Houisng Authority: Funds will be used for housing rehabilitation loan program to rehabilitate houses and rental units that are in need of repairs and meet the HUD low-income guidelines. Also, funding will include identifying and remediating lead based paint hazards in homes and rental units.

City of Napa-Sidewalk Repair: These funds will be used to replace deteriorated, hazardous sidewalks and handicap access ramps in the low income Census Tract 2002, specifically in the Los Robles area.

Another area that the City of Napa assists the Non-Homeless Special Needs population is through its Section 8 Main Stream Voucher program. This program assists 30 disabled households with rental assistance.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.
   *Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

3. Describe the basis for assigning the priority given to each category of priority needs.

4. Identify any obstacles to meeting underserved needs.

5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

SOCIAL SERVICE PROGRAMS TO PREVENT LOW-INCOME INDIVIDUALS AND FAMILIES FROM HOMELESS:

Many of the previously described programs assist families and individuals from becoming homeless, including those that provide counseling, assistance in addressing substance abuse problems, intervention programs for child and spousal abuse, etc. Many of the programs which address the specific needs of special-needs groups (the elderly, disabled, etc.) help to prevent these individuals from becoming homeless.

Programs oriented toward meeting emergency needs for families and individuals include:

General Assistance Program: (County HHSA) provides non-cash vendor payments to low income adults or extreme need families with no other source of income.

Napa Emergency Women's Services: (NEWS) provides outreach programs to battered women and their children, including support groups; operates a hotline; provides education and outreach in both Spanish and English, support groups and advocacy.

601 Program: (County HHSA) and Network Consulting provide crisis intervention for potential runaways and sponsor support groups.

Seventh Day Adventist Community Services: which provides food, clothing, household items and emergency kits to anyone in need.

Homeless Assistance: available to families who are homeless. Payments can be made for temporary housing for a maximum of 16 days if families actively pursue housing. Deposits (such as last month's rent, cleaning and utility) can be made. Eligibility is limited to once in a lifetime.

Family Support Network: provides support services to families to help address the needs of teens and children. Included among its activities is working with runaway children and their families.

INVENTORY OF SUPPORTIVE HOUSING FOR HOMELESS, NON-HOMELESS PERSONS WITH SPECIAL NEEDS AND VERY-LOW AND LOW INCOME PERSONS:

Pre-Shelter

- Street Outreach Worker- Progress Foundation
- Hope Center – CAN-V
- COIT – Community Outreach and Integration Team run by H & HS-outreach and case management for homeless, mentally ill

Emergency Housing/Shelter

- Sullivan Adult Homeless Shelter CAN-V – 38 beds
- Samaritan Family Shelter CAN-V– 7 families/ 30 beds

- Winter Shelter CAN-V – Provides shelter during the winter months. No permanent location – 40 beds
- Motel Vouchers –emergency basis for families and aged/disabled adults issued by COIT
- Progress Place – 7 beds – mental health crisis residential
- Napa Emergency Women's Shelter – Serves 4 families with 12-14 beds
- Migrant Farm Work Housing – 172 Beds available 10 or 11 months
  24 beds added for peak harvest season (July – September)

Transitional Housing

- Randolph House (5) Laurel House (8) Progress Foundation-residential treatment for mentally disabled adults
- Family Service of Napa Valley Satellite Housing Program – 20 residential beds with support services for mentally disabled adults
- Rainbow House – 5 single mothers and their children; focus is on people with special needs (mental health, substance abuse, etc.)
- HomeBase – 15-20 homeless/emancipating foster care youth
- TRAIN – support services and rent subsidies for 9 single adults and 4 families with disabilities or domestic violence
- WhistleStop - 4 units managed through Napa Valley Community Housing
- Second Chance – 12 homeless families; Catholic Charities master leases
- COIT House – 6 beds with support services for homeless mentally ill

Supported/Assisted Housing

- Buckelew Programs– 7 beds for mentally disabled adults/6 beds with support services for mentally disabled adults (RSS) home
- Shelter Plus Care – Housing Authority/Progress Foundation rent subsidy and case management for 6 households for one year
- Shelter Plus Care – Housing Authority and H and HS rent subsidies for 4-6 individuals or families with special needs for 5 years
- Progress Foundation - Supported living program/case management for mentally disabled adults
- Casa Grande – 8 bed – transitional housing program

Permanent Housing

- Section 8 Vouchers – 1178
- Section 8 Mainstream Vouchers – 30 disabled adults
- Family Reunification Vouchers – 100 available to homeless families
- Family Service of Napa Valley and Catholic Charities– 8 apartment units with case management for homeless, disabled adults
- Buckelew Programs– 6 beds with case management for homeless, mentally disabled adults
- Skyline – 19 units for mentally disabled adults and family members
- Brown Street SRO – 8 Special needs adults; must have case manager

Affordable Housing

WhistleStop Townhomes – 17 units (1-3 BR)
- Villa de Adobe - 12 units (2 BR)
- The Courtyard – 13 units (3-4 BR)
- Mayacamas Village – 51 units (2-4 BR)
- Pecan Court Apartments – 25 units (1-3 BR)
- Schoolhouse Court – 14 detached family rental houses (3-4 BR)
- Napa Park Apartments – 140 units (1-3 BR)
- Silverado Creek Apartments -102 units (1-4 BR)
- Charter Oaks – (1-3 BR)
- Creekside Park Apartments – 188 units (1-3BR) – (some units)
- Napa Creek Apartments – 84 units (1-3BR); senior/disabled
- Concordia Manor – 98 units, studio only; senior/disabled
- Rohlf's Manor – 263 units, (studio, 1&2 BR); senior/disabled
- Folk's Landing – 14 units, (1BR) senior/disabled
- Laurel Manor – 50 units; senior/disabled
- Jefferson Street Senior Housing – 78 units, (1&2 BR) very low income seniors

PERSONS WITH HIV/AIDS

. Care Network - non-profit organization that receives HOPWA funding directly from the State of California and receives funding from the County Health and Human Services Agency. They provide information, referrals, help with benefits, volunteer assistance, clinic specialist, case management, support groups, counseling and other assistance.

. Napa-Solano Health Project - non-profit organization that provides education and outreach to the entire county of Napa with an emphasis on working with the farmworkers.

. The County Health Department - provides free AIDS testing and counseling for those being tested.

. Progress Foundation and Clini Ole' - provides free HIV/AIDS outreach and education to the community.

. County Hospice Program - assists those in advanced stages of terminal diseases. Hopice and Care Network also assist those individuals with AIDS.

LOW INCOME FAMILIES WHO COULD BENEFIT FROM PARTICIPATING IN AN ORGANIZED PROGRAM TO ACHIEVE ECONOMIC INDEPENDENCE AND SELF-SUFFICIENCY:

The California Work Opportunity & Responsiblity for Kids (CalWORKs) program administered by the Napa County Health and Human Services Agency is an integrated program of employment services, education, training and assistance for families on TANF. In addition, various programs within the City and County provide some portion of an "organized program" (e.g., job training, childcare assistance, etc.). The Housing Authority proposes to work with service providers to develop a more comprehensive family self-sufficiency program.

Disabled:

The 2000 Census enumerated persons with mobility disabilities (individuals over 16 years of age). Although the census count excluded children, it is a good indicator of the need for housing which serves the disabled because mobilility difficulties are often similar to those which require special consideration in the design of housing. The disabled often have special design needs related to accessibility to bathroom facilities, doorway clearances, kitchen facilities, parking areas, pathways and entrances. Many disabled often need single-story, ground-floor units (preferably with security features) and proximity to public transportation.

The 2000 Census figures are area-wide (Napa County). Of that number, it is estimated that 56 percent reside within Napa city limits: 1,743individuals.

According to the North Bay Regional Center, there are approximately 37 board and care facilities with 211 beds for the disabled in Napa County. In addition, there are fourteen units for the disabled in the subsidized apartment complexes (or three percent) in the City. Recenlty the City Incorporated regulatory changes to require a percentage of accessible units be included in all new construction projects. The County has identified seven apartment complexes in Napa with some accessible units. These apartments, especially the more affordable units, tend to have very few vacancies.

In accordance with State standards, all new housing projects are required to provide disabled parking, ramps and curb cuts. In addition, as of January 1, 1990, apartments with five or more dwelling units or five percent of all apartments on a building site are to comply with the disability access regulations. These standards should lead to an adequate supply of market-rate apartments accessible to the disabled in the future.

The disabled have the same or a greater need for affordable housing than non-disabled households. Lack of affordable housing can be a major obstacle in housing the disabled. Many disabled individuals are unable to support themselves financially and must rely on the income provided by social security insurance. For this reason, many individuals capable of taking care of themselves must live with relatives or in a board and care facility. According to the Housing Foundation (a non-profit advocacy organization), as many as 25 percent of disabled individuals living in board and care facilities would function better in a less restrictive environment.

Mentally Ill

Individuals exhibiting symptoms of a severe mental illness face significant difficulty finding affordable housing in any housing market, but especially in an area with very low vacancy rates. The Napa County Health and Human Services Agency (HHSA) estimates that in the year 2004, 54,000 mental health service activities were provided to approximately 2300 individuals (unduplicated) by Napa County mental health staff and/or by staff providing mental health services through contracts with HHSA. Recipients of service included children, families, adults, and older adults with most of whom received assistance reside within the City of Napa.

59 staff are assigned to the mental health division of Health and Human Services.

Total numbers receiving case management services annually (Fiscal Year 03-04) include the following: Children: 201, Adults: 218, Older Adults: 75
Napa has four transitional housing shelters for the mentally ill: Laurel House which can house eight residents up to 18 months, and a six crisis-bed facility operated by Progress Foundation with a new sub-acute section housing five beds. The two other facilities are Buckelew scattered site housing with a capacity of 7 beds and Brown Street SRO with a capacity of 8 beds. There is always a waiting list for these facilities. The City of American Canyon has 85 board and care beds. Both the County Health and Human Services Agency and operators of the transitional housing and board and care facilities agree that there is a need for additional special housing for the mentally ill.

FARMWORKERS

Napa is one of the smallest but best known of California's 58 counties, well-known for wine production and wine related tourism. California's Employment Development Department estiamtes farm labor employment in Napa County in the year 2000 to vary from a peak of 4,500 persons during the harvest season to a low of 2,400 persons, with an average annual employment of 3,642 workers.

Profile of the Napa County Farmworker:

In 2001, a survey was conducted to assess the housing needs of local farmworkers. This study provided valuable data on the County's agricultural workers. The survey was conducted to gather information on agricultural workers' housing conditions. An in-field farmworker survey and a growers survey were each condcuted.

The farmworker survey found that the workers interviewed in Napa in Fall 2001 were mostly Mexican-born workers with families who were in Napa without their families. About half first came to Napa in 2000-01, even though they had been in the US for 8-11 years. The workers interviewed are typical of season harvesters who need temporary housing in Napa and are not year-round Napa farm workers.

Earnings in Napa are higher than average, the average hourly earnings of California crop and livestock workders in July 2001 were $8.00 an hour, according to USDA, versus $9.35 to $10.00 an hour in Napa In August - September 2001 as reported by workers, and $11.00 an hour reported by employers. Annual earnings were $9,000 to $10,000 for 7 months of work, or almost $1,300 a month.

The study found that 98 percent of the Napa County formworkers are men. While more than two-thirds of Napa County farmker residents were married, women do not work in the fields. Migrant workers also tended to be married but did not migrate with their families, altough some migrant workers traveled with male relatives.

Workers paying $10 a day for room and meals pay about $300 a month, or 23 prcent of $1,300 earnings; at $12.50 a day or $375 a month, they pay 29 percent of earnings if they stay in Napa for the seven months they reported being employed.

Farm Workers and Napa Housing:

Most farm workers employed in Napa county rent private housing, usually in the city of Napa, in other Napa County cities, or outside Napa county. In many cases, workers share housing during peak months. Some 400 - 600 workers have irregular housing in Napa during the September - October peak, sleeping on the porch of the St. Helena Catholic church, camping along the Napa river, or sleeping in cars and similar places.

The average household size of farmworkers is considerably above the County average of 2.45. The average size of a long-term farmworker household is estimated to be 5.8 people. The average household size for migrant farmworkers is typically more than seven, while seasonal worker were found to have average house hold sizes of 4.5 people per unit. Most of the households were found to be overcroded compared with non-farm worker county households.

One well-known place where farm workers sleep is the porch of the St. Helena Catholic Church. For at least the past several years,40 - 70 men have been sleeping at this location, with the number dropping after the seasonal Napa Valley Housing Authority camps open. The workers are asked to pay $20 a week for a place to sleep, access to showers,and breakfast and evening meals five days a week.

In 2001, there were 10 farm labor camps in Napa county, 6 private camps with a total of 75 - 80 beads and 4 camps owned or leased by the Napa Valley Housing Authority managed by California Human Development Corporation with 177 beds. The private camps vary in price from $6.00 to $8.00 a day and the camps leased by Napa Valley Housing Authority charge $10.00 a day for a bed and three meals a day.

The survey responders, vineyard owners & employers, did not think there was sufficient housing in Napa county for year-round workers, and 60 to 80 percent agreed that there was not sufficient housing available for easonal workers. Very few responders plan to provide housing for farm workers. Therefore, if there to be more beds provided for farm workers, the surest way to provide them is by expanding the Napa Valley Housing Authority-California Huma Development Corporation's camps. The number of workers living in irregular type housing could be reduced by building additional farm worker housing in Napa County.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).

4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.

5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.

6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

This area is not applicable as the City of Napa does not receive HOPWA funding. The needs of the HIV/AIDS patients are being met at the county level by Napa County Health and Human Services and other non-profit organizations.

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

This area is not applicable as the City of Napa does not receive HOPWA funding. The needs of the HIV/AIDS patients are being met at the county level by Napa County Health and Human Services and other non-profit organizations.

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

Appendix 1: Citizens Participation Plan

Appendix 2: Napa's Action Plan for Housing, Housing Element

Appendix 3: Letters of support of the Consolidated Plan and One Year Action Plan

Appendix 4: Copies of Public Hearing Notices and City Council Resolution approving the Consolidated Plan Report and Resolutions

Housing Needs Table

Grantee:

Only complete blue sections. Do NOT type in sections other than blue.

Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems

			Current % of Households	Current Number of Households	3-5 Year Quantities												Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/ Ethnic Need?	# of Households in Lead-Hazard Housing	Total Low Income HIV/AIDS Population
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Cumulative										
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	% of Goal								
																				% HSHLD	# HSHLD			
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	615															100%				
			Any housing problems	24.8	460	1				1				1		3	0	0%	L	YES	various		0			
			Cost Burden > 30%	23.2	450			1		1		2				4	0	0%	L	YES	various					
			Cost Burden >50%	55.3	340											0	0	#####	L	No						
		Small Related	NUMBER OF HOUSEHOLDS	100%	500																				
			With Any Housing Problems	87.0	435	6		6		6		6		6		30	0	0%	H	Yes	various					
			Cost Burden > 30%	83.0	415											0	0	#####	H	N						
			Cost Burden >50%	66.0	330											0	0	#####	H	N						
		Large Related	NUMBER OF HOUSEHOLDS	100%	197																				
			With Any Housing Problems	100.0	197	2		2		2		3		3		12	0	0%	H	Yes	various					
			Cost Burden > 30%	89.8	177											0	0	#####	H	N						
			Cost Burden >50%	60.4	119											0	0	#####	H	N						
		All other hshld	NUMBER OF HOUSEHOLDS	100%	465																				
			With Any Housing Problems	71.0	330	6		6		6		6		6		30	0	0%	H	Yes	various					
			Cost Burden > 30%	71.0	330											0	0	#####	H	N						
			Cost Burden >50%	65.6	305											0	0	#####	H	N						
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	440																				
			With Any Housing Problems	63.6	280	1				1						2	0	0%	L	Y	various					
			Cost Burden > 30%	63.6	280			2				2		2		6	0	0%	L	Y	various					
			Cost Burden >50%	43.2	190											0	0	#####	L	N						
		Small Related	NUMBER OF HOUSEHOLDS	100%	239																				
			With Any Housing Problems	89.5	214			1				1				2	0	0%	L	Y	various					
			Cost Burden > 30%	89.5	214											0	0	#####	L	N						
			Cost Burden >50%	79.1	189											0	0	#####	L	N						
		Large Related	NUMBER OF HOUSEHOLDS	100%	35																				
			With Any Housing Problems	100.0	35	1		1								2	0	0%	L	Y	various					
			Cost Burden > 30%	71.4	25											0	0	#####	L	N						
			Cost Burden >50%	71.4	25											0	0	#####	L	N						
		All other hshld	NUMBER OF HOUSEHOLDS	100%	120																				
			With Any Housing Problems	79.2	95	1		1				1		1		4	0	0%	L	Y	various					
			Cost Burden > 30%	70.8	85											0	0	#####	L	N						
			Cost Burden >50%	70.8	85											0	0	#####	L	N						
MFI		Elderly	NUMBER OF HOUSEHOLDS	100%	354															100%				
			With Any Housing Problems	70.3	249											0	0	#####	L				0			
			Cost Burden > 30%	70.3	249											0	0	#####	L							
			Cost Burden >50%	43.8	155											0	0	#####	L							
		Small Related	NUMBER OF HOUSEHOLDS	100%	674																				
			With Any Housing Problems	88.1	594	10		10		10		10		10		50	0	0%	H	Y	various					
			Cost Burden > 30%	76.3	514	10		10		10		10		10		50	0	0%	H	Y	various					
			Cost Burden >50%	16.9	114	1		1		1		1		1		5	0	0%	M	Y	various					

Household Income	Tenure	Household Type		%	Households									Priority	Plan	Fund Source		
Household Income >30 to <=50% MFI	Renter	Large Related	NUMBER OF HOUSEHOLDS	100%	375													
			With Any Housing Problems	90.7	340	3	3	3	3	3	15	0	0%	H	Y	various		
			Cost Burden > 30%	69.3	260	3	3	3	3	3	15	0	0%	H	Y	various		
			Cost Burden >50%	12.0	45	1	1	1	1	1	5	0	0%	M	Y	various		
		All other hshold	NUMBER OF HOUSEHOLDS	100%	434													
			With Any Housing Problems	96.5	419	3	3	3	3	3	15	0	0%	H	Y	various		
			Cost Burden > 30%	91.9	399	4	4	4	4	4	20	0	0%	H	Y	various		
			Cost Burden >50%	49.5	215	1	1	1	1	1	5	0	0%	M	Y	various		
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	850													
			With Any Housing Problems	50.6	430	2	2	2	2	2	10	0	0%	L	Y	various		
			Cost Burden > 30%	50.6	430						0	0	#####	L	N			
			Cost Burden >50%	23.5	200						0	0	#####	L	N			
		Small Related	NUMBER OF HOUSEHOLDS	100%	269													
			With Any Housing Problems	75.8	204	2	2	2	2	2	10	0	0%	L	Y	various		
			Cost Burden > 30%	72.1	194						0	0	#####	L	N			
			Cost Burden >50%	65.1	175						0	0	#####	L	N			
		Large Related	NUMBER OF HOUSEHOLDS	100%	140													
			With Any Housing Problems	100.0	140	3	3	3	3	3	15	0	0%	L	Y	various		
			Cost Burden > 30%	82.1	115						0	0	#####	L	N			
			Cost Burden >50%	42.9	60						0	0	#####	L	N			
		All other hshold	NUMBER OF HOUSEHOLDS	100%	119													
			With Any Housing Problems	70.6	84	3	3	3	3	3	15	0	0%	L	Y	various		
			Cost Burden > 30%	70.6	84						0	0	#####	L	N			
			Cost Burden >50%	50.4	60						0	0	#####	L	N			
Household Income >50 to <=80% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	444												100%	
			With Any Housing Problems	78.6	349						0	0	#####	L				0
			Cost Burden > 30%	76.4	339						0	0	#####	L				
			Cost Burden >50%	44.8	199						0	0	#####	L				
		Small Related	NUMBER OF HOUSEHOLDS	100%	970													
			With Any Housing Problems	47.9	465	4	4	4	4	4	20	0	0%	M	Y	various		
			Cost Burden > 30%	38.1	370	4	4	4	4	4	20	0	0%	M	Y	various		
			Cost Burden >50%	4.6	45						0	0	#####	M	N			
		Large Related	NUMBER OF HOUSEHOLDS	100%	420													
			With Any Housing Problems	79.8	335	10	10	10	10	10	50	0	0%	H	Y	various		
			Cost Burden > 30%	8.3	35	2	2	2	2	2	10	0	0%	L	Y	various		
			Cost Burden >50%	0.0	0						0	0	#####	L	N			
		All other hshold	NUMBER OF HOUSEHOLDS	100%	635													
			With Any Housing Problems	47.2	300	4	4	4	4	4	20	0	0%	M	Y	various		
			Cost Burden > 30%	44.1	280	3	3	3	3	3	15	0	0%	M	Y	various		
			Cost Burden >50%	2.4	15						0	0	#####	L	N			
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	1180													
			With Any Housing Problems	20.8	245		1		1		2	0	0%	L	Y	various		
			Cost Burden > 30%	20.8	245						0	0	#####	L	N			
			Cost Burden >50%	9.7	114						0	0	#####	L	N			
		Small Related	NUMBER OF HOUSEHOLDS	100%	628													
			With Any Housing Problems	72.9	458	1	1	1	1	1	5	0	0%	M	Y	various		
			Cost Burden > 30%	68.2	428						0	0	#####	M	N			

Housel	Owner	Sm	Cost Burden >50%	26.3	165											0	0	#####	M	N				
		Large Related	NUMBER OF HOUSEHOLDS	100%	334																			
			With Any Housing Problems	89.5	299			1		1		1		1		4	0	0%	M	Y	various			
			Cost Burden > 30%	70.1	234											0	0	#####	M	N				
			Cost Burden >50%	10.2	34											0	0	#####	L	N				
		All other hshold	NUMBER OF HOUSEHOLDS	100%	370																			
			With Any Housing Problems	68.9	255	1		1				1		1		4	0	0%	L	Y	various			
			Cost Burden > 30%	68.9	255											0	0	#####	L	N				
			Cost Burden >50%	35.1	130											0	0	#####	L	N				
			Total Any Housing Problem			93	0	97	0	92	0	98	0	95	0	475	0							
			Total 215 Renter																					
			Total 215 Owner																					
			Total 215			0	0	0	0	0	0	0	0	0	0	0	0							

Total Disabled	0		
Tot. Elderly	2013	Total Lead Hazard	0
Tot. Sm. Related	5522	Total Renters	10172
Tot. Lg. Related	2475	Total Owners	6756

Jurisdiction

Housing Market Analysis

Complete cells in blue.

Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Affordability Mismatch						
Occupied Units: Renter		4529	4010	2180	10719	
Occupied Units: Owner		766	4139	11355	16260	
Vacant Units: For Rent	1%	70	58	12	140	
Vacant Units: For Sale	1%	60	69	104	233	
Total Units Occupied & Vacant		5425	8276	13651	27352	0
Rents: Applicable FMRs (in $s)		659	804	1,116		
Rent Affordable at 30% of 50% of MFI (in $s)		499	600	693		
Public Housing Units						
Occupied Units		N/A	N/A	N/A	0	N/A
Vacant Units		N/A	N/A	N/A	0	N/A
Total Units Occupied & Vacant		0	0	0	0	0
Rehabilitation Needs (in $s)		N/A	N/A	N/A	0	

CPMP Version 1.3

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered: Emergency	Sheltered: Transitional	Un-sheltered	Total
1. Homeless Individuals	88 (A)	61 (A)	303 (S)	0
2. Homeless Families with Children	46 (A)	28 (A)	56 (S)	0
2a. Persons in Homeless with Children Families	139 (A0	109 (A)	229 (S)	0
Total (lines 1 + 2a)	0	0	0	0

Jurisdiction

Data Quality

Part 2: Homeless Subpopulations	Sheltered	Un-sheltered	Total
1. Chronically Homeless	70 (A)	0	0
2. Severely Mentally Ill	52 (A)		
3. Chronic Substance Abuse	67 (A)		
4. Veterans	9 (A)		
5. Persons with HIV/AIDS	2 (A)		
6. Victims of Domestic Violence	13 (A)		
7. Youth (Under 18 years of age)	51 (A)		

Data Quality

Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities: Year 1 Goal	Year 1 Complete	Year 2 Goal	Year 2 Complete	Year 3 Goal	Year 3 Complete	Year 4 Goal	Year 4 Complete	Year 5 Goal	Year 5 Complete	Total Goal	Total Actual	Total % of Goal	Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
Beds	Emergency Shelters	97	228	-131	0	0	49	0	0	0	10	0	0	0	59	0	0%			
	Transitional Housing	86	0	86	0	0	0	0	0	0	0	0	0	0	0	0	####			
	Permanent Supportive Housing	126	0	126	0	0	0	0	0	0	25	0	25	0	50	0	0%			
	Total	309	228	81	0	0	49	0	0	0	10	0	0	0	59	0	0%			
Chronically Homeless																				

Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG or Other
					Year 1		Year 2		Year 3		Year 4		Year 5							
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal			
Beds	Emergency Shelters	40	61	-21	0	0	0	0	0	0	0	0	0	0	0	0	####			
	Transitional Housing	42	68	-26	0	0	0	0	0	0	0	0	0	0	0	0	####			
	Permanent Supportive Housing	46	0	46	0	0	18	0	0	0	0	0	0	0	18	0	0%			
	Total	128	129	-1	0	0	18	0	0	0	0	0	0	0	18	0	0%			

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

CPMP Version 1.3

City of Napa

Only complete blue sections.

Community Development Needs		Needs	Current	Gap	5-Year Quantities												% of Goal	Priority Need H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source
					Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
01 Acquisition of Real Property 570.201(a)		0	0	0											0	0	####				
02 Disposition 570.201(b)		0	0	0											0	0	####				
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)	15	15	0	15		16		17		18		19		85	0	0%	H		Y	CDBG
	03A Senior Centers 570.201(c)	1	1	0	1										1	0	0%	H		Y	CDBG
	03B Handicapped Centers 570.201(c)	0	0	0											0	0	####				
	03C Homeless Facilities (not operating costs) 570.201(c)	0	0	0											0	0	####				
	03D Youth Centers 570.201(c)	0	0	0											0	0	####				
	03E Neighborhood Facilities 570.201(c)	0	0	0											0	0	####				
	03F Parks, Recreational Facilities 570.201(c)	0	0	0											0	0	####				
	03G Parking Facilities 570.201©	0	0	0											0	0	####				
	03H Solid Waste Disposal Improvements 570.201(c)	0	0	0											0	0	####				
	03I Flood Drain Improvements 570.201(c)	0	0	0											0	0	####				
	03J Water/Sewer Improvements 570.201(c)	0	0	0											0	0	####				
	03K Street Improvements 570.201(c)	0	0	0											0	0	####				
	03L Sidewalks 570.201(c)	2800	2800	0	2800		2800		2800		2800		2800		14000	0	0%	H		Y	CDBG
	03M Child Care Centers 570.201(c)	0	0	0											0	0	####				
	03N Tree Planting 570.201(c)	0	0	0											0	0	####				
	03O Fire Stations/Equipment 570.201(c)	0	0	0											0	0	####				
	03P Health Facilities 570.201(c)	0	0	0											0	0	####				
	03Q Abused and Neglected Children Facilities 570.201(c)	0	0	0											0	0	####				
	03R Asbestos Removal 570.201(c)	0	0	0											0	0	####				
	03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0											0	0	####				
	03T Operating Costs of Homeless/AIDS Patients Programs	0	0	0											0	0	####				
04 Clearance and Demolition 570.201(d)		0	0	0											0	0	####				
04A Clean-up of Contaminated Sites 570.201(d)		0	0	0											0	0	####				
Public Services	05 Public Services (General) 570.201(e)	830	830	0	830		847		864		881		898		4319	0	0%	H		Y	CDBG
	05A Senior Services 570.201(e)	0	0	0											0	0	####				
	05B Handicapped Services 570.201(e)	0	0	0											0	0	####				
	05C Legal Services 570.201(E)	0	0	0											0	0	####				
	05D Youth Services 570.201(e)	0	0	0											0	0	####				
	05E Transportation Services 570.201(e)	0	0	0											0	0	####				
	05F Substance Abuse Services 570.201(e)	0	0	0											0	0	####				
	05G Battered and Abused Spouses 570.201(e)	0	0	0											0	0	####				
	05H Employment Training 570.201(e)	0	0	0											0	0	####				
	05I Crime Awareness 570.201(e)	0	0	0											0	0	####				
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e)	0	0	0											0	0	####				
	05K Tenant/Landlord Counseling 570.201(e)	0	0	0											0	0	####				
	05L Child Care Services 570.201(e)	0	0	0											0	0	####				
	05M Health Services 570.201(e)	0	0	0											0	0	####				
	05N Abused and Neglected Children 570.201(e)	0	0	0											0	0	####				
	05O Mental Health Services 570.201(e)	0	0	0											0	0	####				
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201	0	0	0											0	0	####				
	05Q Subsistence Payments 570.204	0	0	0											0	0	####				
	05R Homeownership Assistance (not direct) 570.204	0	0	0											0	0	####				
	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	0	0	0											0	0	####				
	05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0											0	0	####				
06 Interim Assistance 570.201(f)		0	0	0											0	0	####				
07 Urban Renewal Completion 570.201(h)		0	0	0											0	0	####				
08 Relocation 570.201(i)		0	0	0											0	0	####				
09 Loss of Rental Income 570.201(j)		0	0	0											0	0	####				
10 Removal of Architectural Barriers 570.201(k)		0	0	0											0	0	####				

City of Napa

Only complete blue sections.

Community Development Needs	Needs	Current	Gap	5-Year Quantities												% of Goal	Priority Need? H, M, L	Dollars to Address	Plan to Fund? Y/N	Fund Source
				Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
11 Privately Owned Utilities 570.201(l)	0	0	0											0	0	####				
12 Construction of Housing 570.201(m)	0	0	0											0	0	####				
13 Direct Homeownership Assistance 570.201(n)	0	0	0											0	0	####				
14A Rehab; Single-Unit Residential 570.202	10	10	0	10		11		12		13		14		60	0	0%	H		Y	CDBG
14B Rehab; Multi-Unit Residential 570.202	2	2	0	2		3		3		3		3		14	0	0%	H		Y	CDBG
14C Public Housing Modernization 570.202	0	0	0											0	0	####				
14D Rehab; Other Publicly-Owned Residential Buildings 570.202	0	0	0											0	0	####				
14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0											0	0	####				
14F Energy Efficiency Improvements 570.202	0	0	0											0	0	####				
14G Acquisition - for Rehabilitation 570.202	0	0	0											0	0	####				
14H Rehabilitation Administration 570.202	0	0	0											0	0	####				
14I Lead-Based/Lead Hazard Test/Abate 570.202	12	12	0	12		14		15		16		17		74	0	0%	H		Y	CDBG
15 Code Enforcement 570.202(c)	0	0	0											0	0	####				
16A Residential Historic Preservation 570.202(d)	0	0	0											0	0	####				
16B Non-Residential Historic Preservation 570.202(d)	0	0	0											0	0	####				
17A CI Land Acquisition/Disposition 570.203(a)	0	0	0											0	0	####				
17B CI Infrastructure Development 570.203(a)	0	0	0											0	0	####				
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0											0	0	####				
17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0											0	0	####				
18A ED Direct Financial Assistance to For-Profits 570.203(b)	0	0	0											0	0	####				
18B ED Technical Assistance 570.203(b)	0	0	0											0	0	####				
18C Micro-Enterprise Assistance	0	0	0											0	0	####				
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0											0	0	####				
19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0											0	0	####				
19C CDBG Non-profit Organization Capacity Building	0	0	0											0	0	####				
19D CDBG Assistance to Institutes of Higher Education	0	0	0											0	0	####				
19E CDBG Operation and Repair of Foreclosed Property	0	0	0											0	0	####				
19F Planned Repayment of Section 108 Loan Principal	0	0	0											0	0	####				
19G Unplanned Repayment of Section 108 Loan Principal	0	0	0											0	0	####				
19H State CDBG Technical Assistance to Grantees	0	0	0											0	0	####				
20 Planning 570.205	0	0	0											0	0	####				
21A General Program Administration 570.206	0	0	0											0	0	####				
21B Indirect Costs 570.206	0	0	0											0	0	####				
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	500	500	0	500		525		538		552		565		2680	0	0%	H		Y	CDBG
21E Submissions or Applications for Federal Programs 570.206	0	0	0											0	0	####				
21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0											0	0	####				
21G HOME Security Deposits (subject to 5% cap)	0	0	0											0	0	####				
21H HOME Admin/Planning Costs of PJ (subject to 5% cap	0	0	0											0	0	####				
21I HOME CHDO Operating Expenses (subject to 5% cap)	0	0	0											0	0	####				
22 Unprogrammed Funds	0	0	0											0	0	####				
HOPWA 31J Facility based housing - development	0	0	0											0	0	####				
HOPWA 31K Facility based housing - operations	0	0	0											0	0	####				
HOPWA 31G Short term rent mortgage utility payments	0	0	0											0	0	####				
HOPWA 31F Tenant based rental assistance	0	0	0											0	0	####				
HOPWA 31E Supportive service	0	0	0											0	0	####				
HOPWA 31I Housing information services	0	0	0											0	0	####				
HOPWA 31H Resource identification	0	0	0											0	0	####				
HOPWA 31B Administration - grantee	0	0	0											0	0	####				
HOPWA 31D Administration - project sponsor	0	0	0											0	0	####				
Totals	4170	4170	0	4170	0	4216	0	4249	0	4282	0	4317	0	21233	0	0%				

See Comments In Report

Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total		
					Year 1		Year 2		Year 3		Year 4*		Year 5*				
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Actual	% of Goal
Housing Needed	52. Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	53. Frail Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	54. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	55. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	56. Physically Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	57. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	58. Persons w/ HIV/AIDS & their familie	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	59. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
Supportive Services Needed	60. Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	61. Frail Elderly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	62. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	63. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	64. Physically Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	65. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	66. Persons w/ HIV/AIDS & their familie	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####

Jurisdiction *Only compl*

not Applicable

HOPWA Performance Chart 1

	Needs	Current	Gap	Year 1 Outputs Households: HOPWA Assistance Goal	Year 1 Outputs Households: HOPWA Assistance Actual	Year 1 Outputs Households: Non-HOPWA Goal	Year 1 Outputs Households: Non-HOPWA Actual	Year 1 Funding: HOPWA Budget	Year 1 Funding: HOPWA Actual	Year 1 Funding: Leveraged Non-HOPWA	Year 2 Outputs Households: HOPWA Assistance Goal	Year 2 Outputs Households: HOPWA Assistance Actual	Year 2 Outputs Households: Non-HOPWA Goal	Year 2 Outputs Households: Non-HOPWA Actual	Year 2 Funding: HOPWA Budget	Year 2 Funding: HOPWA Actual	Year 2 Funding: Leveraged Non-HOPWA
Tenant-based Rental Assistance	0	0	0														
Short-term Rent, Mortgage and Utility payments	0	0	0														
Facility-based Programs	0	0	0														
Units in facilities supported with operating costs	0	0	0														
Units in facilities developed with capital funds and placed in service during the program year	0	0	0														
Units in facilities being developed with capital funding but not yet opened (show units of housing planned)	0	0	0														
Stewardship (developed with HOPWA but no current operation or other costs) Units of housing subject to three- or ten-year use agreements	0	0	0														
Adjustment for duplication of households (i.e., moving between types of housing)																	
Subtotal unduplicated number of households/units of housing assisted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Supportive Services				Outputs Individuals							Outputs Individuals						
Supportive Services in conjunction with housing activities (for households above in HOPWA or leveraged other units)	0	0	0														
Housing Placement Assistance				Outputs Individuals							Outputs Individuals						
Housing Information Services	0	0	0														
Permanent Housing Placement Services	0	0	0														
Housing Development, Administration, and Management Services																	
Resource Identification to establish, coordinate and develop housing assistance resources																	
Project Outcomes/Program Evaluation (if approved)																	
Grantee Administration (maximum 3% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)																	
Project Sponsor Administration (maximum 7% of total) (i.e., costs for general management, oversight, coordination, evaluation, and reporting)																	
Other Activity (if approved in grant agreement) Specify:																	
1	0	0	0														
2	0	0	0														
3	0	0	0														
4 HOPWA	0	0	0														

te blue sections.

Year 3							Year 4							Year 5							Cumulative												
Outputs Households				Funding			Outputs				Funding			Outputs Households				Funding			Outputs Households						Funding			Priority Need	Plan to Fund? Y/N	Fund Source
HOPWA Assistance		Non-HOPWA					HOPWA Assistance		Non-HOPWA					HOPWA Assistance		Non-HOPWA					HOPWA Assistance			Non-HOPWA								
Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA	Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA	Goal	Actual	Goal	Actual	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA	Goal	Actual	% of Goal	Goal	Actual	% of Goal	HOPWA Budget	HOPWA Actual	Leveraged Non-HOPWA			
																					0	0	###	0	0	####	0	0	0			
																					0	0	###	0	0	####	0	0	0			
																					0	0	###	0	0	####	0	0	0			
																					0	0	###	0	0	####	0	0	0			
																					0	0	###	0	0	####	0	0	0			
																					0	0	###	0	0	####	0	0	0			
																					0	0	###	0	0	####	0	0	0			
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0		0	0	0			
Outputs Individuals							Outputs Individuals							Outputs Individuals							Outputs Individuals											
																					0	0	###	0	0	####	0	0	0			
Outputs Individuals							Outputs Individuals							Outputs Individuals																			
																					0	0	###	0	0	####	0	0	0			
																					0	0	###	0	0	####	0	0	0			
																					0	0		0	0		0	0	0			
																					0	0		0	0		0	0	0			
																					0	0		0	0		0	0	0			
																					0	0		0	0		0	0	0			

What happened to the Households that left the project?							Housing Stability		
	PY1	PY2	PY3	PY4*	PY5*	Cumulative	Stable	Unstable	Percent Stable / Total
Emergency Shelter						0	PY1	PY1	
Temporary Housing						0	0	0	#DIV/0!
Private Hsg						0	PY2	PY2	
Other HOPWA						0	0	0	#DIV/0!
Other Subsidy						0	PY3	PY3	
Institution						0	0	0	#DIV/0!
Jail/Prison						0	PY4	PY4	
Disconnected						0	0	0	#DIV/0!
Death						0	PY5	PY5	
							0	0	#DIV/0!
Emergency Shelter						0	PY1	PY1	
Temporary Housing						0	0	0	#DIV/0!
Private Hsg						0	PY2	PY2	
Other HOPWA						0	0	0	#DIV/0!
Other Subsidy						0	PY3	PY3	
Institution						0	0	0	#DIV/0!
Jail/Prison						0	PY4	PY4	
Disconnected						0	0	0	#DIV/0!
Death						0	PY5	PY5	
							0	0	#DIV/0!
Emergency Shelter						0	PY1	PY1	
Temporary Housing						0	0	0	#DIV/0!
Private Hsg						0	PY2	PY2	
Other HOPWA						0	0	0	#DIV/0!
Other Subsidy						0	PY3	PY3	
Institution						0	0	0	#DIV/0!
Jail/Prison						0	PY4	PY4	
Disconnected						0	0	0	#DIV/0!
Death						0	PY5	PY5	
							0	0	#DIV/0!

Type of Housing Assistance	Total Number of Households Receiving Assistance	Average Length of Stay (in weeks)	Number of Households Remaining in Project at the End of the Program Year	Number of Households that left the Project
Tenant-based Rental Assistance	0	PY1	PY1	#VALUE!
	0	PY2	PY2	#VALUE!
	0	PY3	PY3	#VALUE!
	0	PY4	PY4	#VALUE!
	0	PY5	PY5	#VALUE!
Short-term Rent, Mortgage, and Utility Assistance	0	PY1	PY1	#VALUE!
	0	PY2	PY2	#VALUE!
	0	PY3	PY3	#VALUE!
	0	PY4	PY4	#VALUE!
	0	PY5	PY5	#VALUE!
Facility-based Housing Assistance	0	PY1	PY1	#VALUE!
	0	PY2	PY2	#VALUE!
	0	PY3	PY3	#VALUE!
	0	PY4	PY4	#VALUE!
	0	PY5	PY5	#VALUE!

APPENDIX 1

CITIZEN'S PARTICIPATION PLAN

CITY OF NAPA
CITIZEN PARTICIPATION PLAN
COMMUNITY DEVELOPMENT BLOCK GRANT/CONSOLIDATED PLAN

The Community Development Act of 1974, restructured the means by which cities may receive federal funds for community development activities. In addition to providing more local government responsibility for community development planning, the Act provides a mechanism for citizens to be involved in the planning and implementation of the community development program. The legislation requires that each city submitting an application for a block grant certify that the city has:

A) Provided citizens with adequate and timely information concerning the amount of funds available for proposed community development and housing activities, and the range of activities that may be undertaken.

B) Held Public hearing to obtain citizens' views at different stages of the community development and on the proposed application prior to submission to the Department of Housing and Urban Development (HUD). In addition, program progress and performance will be reviewed at a public hearing after the program is operational.

C) Provided citizens adequate opportunity to review and evaluate all stages of the program, including development of the application and program implementation.

Although the Act establishes the above requirements, it does not restrict the responsibility and authority of the application for the development of the application and the execution of the community development program.

HOW THE CITY OF NAPA IS MEETING THE CITIZEN PARTICIPATION REQUIREMENTS

The basic process identified below provides citizens with an opportunity to express their preferences about proposed community block grant activities, allows for participation in the development and approval process of the Consolidated Plan and any amendments* to either process, allows for comment on the City's annual report, and for participation in preparing the City's application, now referred to as the "Action Plan". This involvement includes those citizens most likely to be affected by community development or housing activities, particularly low and moderate income persons and persons with special needs.

Amendment to Consolidated Plan and/or Application for Funds

*The City will amend its Consolidated Plan when one of the following changes occurs: (1) when a substantial change is made to the allocation/ranking of priorities or a substantial change is made in the method by which funds are distributed; (2) when and activity is to be carried out/funded that was not previously described in the action plan, including program income; or (3) when a substantial change occurs to the location of an activity, when the scope of work substantially changes, or when the project beneficiary changes. Changes to the City's CDBG application process will only considered an amendment when it substantially deviates from the current process as described herein.

Substantial changes shall be defined as those revisions to the Plan that change the original intent of the activity, when it is clear that the change in priorities will impact the priority of which future funding of activities will occur, when the funded activities' scope of services as described in the Plan are significantly changed, or should and activity be funded which is not listed as part of the Action Plan.

CDBG APPLICATION AND CONSOLIDATED PLAN PROCESS

CDBG Citizens' Committee

The City Council solicits applications from the citizenry to serve on the Community Development Block Grant Citizens' Committee and efforts are made to appoint citizens who are representatives of the business community, handicapped, disabled, senior citizens, youth, minority groups, low and moderate income persons, and other persons representing those persons directly affected by the community development block grant program.

The CDBG Citizens' Committee holds monthly, and as needed, weekly public meetings during the evening in the Committee Room at City Hall which is accessible to all interested persons. Accommodations are made for those persons with special needs or should there be a large population of non-English speaking participants.

The CDBG Citizens' Committee is charged with the specific tasks of:

A) Reviewing all prior funding years CDBG applications and federal regulations for the current application year.
B) Reviewing progress made in implementation of CDBG funded programs and projects, making recommendations for implementation or changes as needed.
C) Soliciting additional citizen and City staff views, proposals and recommendations regarding the community development program and for the use of CDBG funds for the current and subsequent years. The

CDBG Citizens' Committee reviews said funding requests from citizens, local organizations, City agencies and departments.

D) Making written recommendations to the City Council for the current CDBG application as well as projected use for subsequent funding years.
E) Preparing and submitting their report to the City Council in time to hold public hearings and ultimate submission of a formal application of HUD.
F) Holding two (2) public hearings on the City's Consolidated Plan and amendments of the Plan, and its' annual report.

The CDBG Citizens' Committee solicits and encourages citizen participation by advertising the public meetings through all available forms of news media (newspaper, radio, television). The public meeting agendas are also posted at public facilities such as the City-County Library, City Hall, Housing Authority, Community Resources and Community Services buildings. In addition, the individual Committee members are asked to encourage various citizens and groups they know of, to participate in the preparation and development of the community development block grant to play a more active role in bringing issues before the Committee and are assigned to a CDBG funded sub recipient for closer involvement in the CDBG process and to assist in monitoring progress of the programs.

Staff assistance is provided to the CDBG Citizens' Committee and the public at all meetings. Additional professional/technical assistance is provided upon request to further clarify or address specific items under consideration. This assistance is also made available to the public as needed.

The CDBG Citizens' Committee, City staff, and City Council may acknowledge and respond to all proposals submitted. All proposals are responded to during the application process for the current year's funding cycle. All proposals submitted to the Committee that are deemed eligible are included in the application process for CDBG funding.

<u>The Process</u>

The CDBG Citizens' Committee holds a public meeting during the preparation and planning of the current year's application for the purposes of:

A) Receiving additional citizen comments and participation;
B) Considering the public's and City staff recommendations and reports; and
C) Any other items relative to the preparation of the community development block grant program and funding prior to taking action thereon.

The Community Resources Department prepares the preliminary Community Development Block Grant application for availability to the public. Simultaneously, the Planning Department, Housing Authority and Community Resources Department begin preparation of Consolidated Plan, any amendments if needed, and/or the annual report for availability to the public.

The public is notified of the CDBG application's availability and is invited and encouraged to review the application at various locations and apply for funding. Throughout the CDBG Program, the public is provided with copies, or access to, all pertinent data, federal regulations and significant requirements, i.e., total amount of entitlement funds, kinds of activities which are eligible and ineligible, reports, meetings, environmental matters, housing, etc, at various locations readily accessible to all interested persons.

Applications are received and then reviewed by staff for eligibility and scheduled for presentation to the CDBG Citizens' Committee at several of their public meetings. Included in the schedule are the two public hearings for the Consolidated Plan, any amendments, or its annual report.

The CDBG Citizens' Committee holds two public meetings during the preparati0n and planning of the Consolidated Plan for the purposes of responding to citizen comments, updating or revising portions of the Plan as needed, reviewing the needs and strategies of the Plan, and to update the Plan for its annual report.

The Committee conducts a series of public meetings where each eligible applicant presents their application request for funding and citizen comments are solicited. After completion of these series of public meetings and completion of the two public hearings conducted for the Consolidated Plan or any amendments*, the Committee then meets to finalize their funding recommendations to City Council. When completed, the Committee holds a workshop with the City Council to review the Committee's recommendations for CDBG funding.

> * A 30 day comment period is allowed for comments from citizens to be responded to all and incorporated into the Consolidated Plan when needed. Upon conclusion of the public hearings, City staff prepares the final document for its public hearing and adoption by the City Council.

After the appropriate review and comment period elasped the Community Resources Department prepares the final Consolidated Plan for adoption by City Council and submission to HUD for review and approval.

The City attempts to acknowledge and respond to all comments immediately. Whenever this is impracticable, a response shall be provided within two weeks from the date said complaint was received.

In addition to the Community Development Block Grant Citizens' Committee, ongoing citizen participation structures are as follows:

NAPA COUNTY HOUSING ALLIANCE- representing the various non-profit agencies and health and human services agencies in Napa that deliver housing and housing/homeless related services in Napa. The Alliance submits comments regarding housing and homeless related priorities and recommendations for CDBG funding. Membership includes: Napa Housing Authority, First Presbyterian Church, Housing Association of Napa Development, Napa County Council for Economic Opportunity, Napa County Housing Authority, Napa County Health & Human Services, Napa Emergency Women's Shelter, Napa Valley Family Homes, Family Services of the North Bay, AIDS Project, JHL Commercial & Investment Properties, and Fair Housing Napa Valley Inc.

CULTURAL HERITAGE COMMITTEE- was established and charged with the specific task of developing a plan for the creation and/or expansion of cultural facilities within the City of Napa and to make a proposal to the City Council with regard thereto, together with specific proposals for the funding thereof.

NAPA COUNTY LANDMARKS, INC.- works closely with the City of Napa throughout the year and specifically with the Landmarks Preservation Advisory Board.

In addition to generating ideas and addressing concerns related to housing and community development, the aforementioned agencies impact on the operation and evaluation of housing and community development block grant programming and are actively involved during the planning process of the Consolidated Plan. It is anticipated that these groups will continue to play a vital role in future programming of community development block grant funds through a variety of formal and informal means. Their input during the planning of the Consolidated Plan and its amendments is encouraged.

In carrying out the program, whether that involves continuing activities in existing program areas or project planning for new areas, citizens and neighborhood committees will be involved in the development of the City's Community Development Block Grant Program and Consolidated Plan. The annual reports will be available to the public for comment, as will as any amendments to the Consolidated Plan, as previously mentioned.

APPENDIX 2

NAPA'S ACTION PLAN FOR HOUSING-HOUSING ELEMENT

Napa's Action Plan for Housing

4.1 Action Plan Overview

The Napa Housing Element is built around preserving and enhancing residential neighborhoods, sustaining the community's character and environmental resources, and planning for the future use of remaining undeveloped or redeveloping properties so that they fulfill unmet needs. The implementing programs in the Housing Element, as described below, are intended to address these concerns.

In reviewing the list of programs on the following pages it is important to recognize two other concerns: (1) There are limited staff and budget resources to undertake all of the programs listed immediately; and (2) some programs require other funding or actions to occur first. The update of the City's Zoning Ordinance and other General Plan Amendments, as described in the appendices to this document, will also assist in achieving the goals of the City's Housing Element.

The *Action Plan for Housing*, including all of the implementing programs described in the Housing Element, represents the City's commitment to take an active leadership role in assuring the implementation of the programs described. It is also the City's intent to — (1) Encourage public review and effective participation in all aspects of the planning process; and (2) assure annual review of the Housing Element in order to periodically revise and update this *Action Plan* as necessary to keep it effective.

The listing of implementing programs in the appendices can be used as a tool as part of the annual evaluation of the Housing Element. The review of these programs will allow for updating of the tables based on current needs and funding availability.

Goal 1: A Vital and Diverse Community

H-1.A Multi Family Densities. The City shall reconsider General Plan Multi Family pod density ranges for potential increases up to 40 units per acre where possible (e.g., where traffic conditions, parks and other services would be adequate; and/or near transit stops and other services); and/or on key sites/areas already designated multi family or mixed use.

Responsibility: *Planning Department*
Financing: *Staff time*
Objectives: *General Plan Amendment to increase Multi Family density ranges*
Time Frame: *2004*

H-1.B Land Use Designations. The City shall reconsider larger parcel land use designations in the Golden Gate Drive area for potential increases in single family densities and additional multi family use.

Responsibility: *Planning Department*
Financing: *Staff and consultant time to develop Specific Plan*
Objectives: *Adopt Specific* Plan (or similar planning effort)
Time Frame: *2004–5*

H-1.C Senior Projects. To provide for wise use of land resources, the City shall require a market analysis when new senior projects over 10 units in size are proposed to identify the ability of these projects to meet local area needs. The City may then consider action or policy to discourage such projects when they are not responsive to local needs, and as an alternative, emphasize workforce and family based housing.

Responsibility: *Planning Department*
Financing: *Private sources as part of development review*
Objective: *Evaluate need for added senior housing, given limited land supply*
Time Frame: *As projects are submitted*

H-1.D Density Bonus Revisions. The City shall continue to permit increases in density above the maximum general plan and zoning density ranges consistent with state law (Govt Code 65915) and the City's local ordinance. The local density bonus ordinance shall be amended as necessary for consistency with State law.

Responsibility: *Planning Department and City Attorney*
Financing: *Staff time*
Objectives: *Modify density bonus ordinance*
Time Frame: *2002 as part of Zoning Ordinance update*

H-1.E Density Bonus for Multi Family. The density bonus ordinance shall be amended to incorporate language that specifies the amount of the bonus which may be provided in multi family zone districts for qualifying projects defined in H-1.6.

Responsibility: *Planning Department and City Attorney*
Financing: *Staff Time*
Objectives: *Specific Revision to Density bonus ordinance*
Time Frame: *2002 as part of Zoning Ordinance update*

H-1.F Market Analysis. The City shall focus housing and employment development efforts by preparing a study which analyzes recent and anticipated types, numbers and incomes of jobs by industry, sets up an ongoing monitoring program, and develops strategies to further address housing and jobs linkages.

Responsibility: *City Manager and Redevelopment Agency*
Financing: *General Fund*
Objectives: *Improve focus of housing and employment development efforts*
Time Frame: *2004*

H-1.G Job Impact Analysis. The City shall analyze the impact of major non-residential development proposals on increased housing demand and may require mitigation measures (above inclusionary requirements) to provide better housing and jobs balance in the City of Napa.

Responsibility: *Planning Department*
Financing: *Staff Time; private impact analyses*
Objective: *Heightened link between jobs and housing*
Time Frame: *As Major Projects are reviewed*

H-1.H Working at Home. The zoning ordinance update shall review home occupation provisions to determine whether more flexibility can be provided in standards for home occupations, and to add the possibility for live/work projects.

Responsibility: *Planning Department and City Attorney*
Financing: *Staff Time*
Objectives: *Specific Revision to Density bonus ordinance*
Time Frame: *2002 as part of Zoning Ordinance update*

H-1.I Employee Housing. The City shall, during review of major projects in mixed use areas, encourage project developers to consider and propose housing if feasible.

Responsibility: *Planning Department*
Financing: *Staff Time*
Objectives: *Provision of residential/non residential mixed use as feasible*
Time Frame: *As projects are proposed*

H-1.J Housing Sites Study. The City shall initiate a Housing Sites study which, in part, shall review whether any surplus or potentially surplus institutional lands are appropriate for residential/non residential mixed use development and/or affordable housing.

Responsibility: *Housing Authority, Planning Department, Redevelopment Agency*
Financing: *Staff time, General or Redevelopment Funds*
Objectives: *Completion of Housing Sites analysis for surplus or potentially surplus institutional lands*
Time Frame: *2004 (Also see related program H-2.D)*

Goal 2: Housing Types and Choices

H-2.A Zoning Incentives for Mixed Use. The Zoning Ordinance update shall review and provide for height limit bonuses up to 6 stories Downtown and 4 stories elsewhere and shared parking standards for well designed mixed use projects that mitigate impacts and incorporate substantial residential uses. Density bonuses shall also be provided for qualifying projects in accordance with State Government Code 65915.

Responsibility: *Planning Department and City Attorney*
Financing: *Staff Time*
Objectives: *Specific Revision to Density bonus ordinance; 30 residential (mixed use) units*
Time Frame: *2002 as part of Zoning Ordinance update*

H-2.B Reduce Disincentives. The City shall review Public Works, Building and Fire standards to reduce or eliminate disincentives to mixed use development.

Responsibility:Planning Department
Financing: *Staff Time*
Objectives: *Report recommending mixed use standards.*
Time Frame: *2003*

H-2.C Rezone Multi Family Sites. The City shall immediately rezone all sites designated "Multi Family Residential" in the General Plan to a consistent "Multi Family Residential" zoning district. (SEE APPENDIX A)

Responsibility: *Planning Department and City Attorney*
Financing: *Staff Time*
Objectives: *Rezone all multi family sites to the Multi Family Zoning District*
Time Frame: *Concurrently with Housing Element (2001)*

H-2.D Multi Family Sites Study. The City shall initiate a Multi Family sites study to identify other appropriate sites for multi family use. Criteria shall include proximity to transit and/or services, environmental site constraints, and neighborhood "fair share".

Responsibility: *Housing Authority, Planning Department and Redevelopment Agency*
Financing: *Staff Time, General or Redevelopment Funds*
Objectives: *Completion of Sites study for future General Plan Amendment*
Time Frame: *Sites study: 2004; General Plan Amendment followup 2005.*

H-2.E "Clean up" Multi Family Redesignations. The City shall identify sites which were previously designated Multi Family, have been developed largely with multi family uses and make sense to redesignate Multi Family with a "cleanup" General Plan Amendment. Such redesignations would eliminate numerous nonconforming use situations and provide modest added potential on remaining vacant or underutilized lots in these areas. The study shall evaluate the potential for additional "clean up"redesignations.

Responsibility:	*Planning Department*
Financing:	*Staff Time*
Objectives:	*Additional Multi Family "cleanup" amendments*
Time Frame:	*2003*

H-2.F New Rental Units. The City Housing Authority shall construct or assist construction of new affordable rental units for very low and low income renter households.

Responsibility:	*Housing Authority, Redevelopment Agency, private developers and non profit agencies including Napa Valley Community Housing and BRIDGE Housing, Progress Foundation*
Financing:	*Possible sources of funding include: Redevelopment Agency tax increment set aside and local housing trust fund, Inclusionary zoning and density bonus program, Low income Housing Tax Credit Program, HOME Rental Construction Program.*
Objectives:	*236 units of affordable very low or low income rental housing for families/households.*
Time Frame:	*1999-mid 2006* *1999-2000: Completed 45 very low income units at Pecan Court, School House Court, Silverado Creek and Whistlestop Apts. 27 credited to City, 18 to County. Completed 113 low income units at Pecan Court, School House Court, Silverado Creek, Whistlestop Apts. of which 79 units are credited to City and 34 to the County of Napa* *2000-2005: 100 rental units, 75 for very low income and 25 for low income renter families/households.* *2005-mid 2006: 30 units, 7 for very low income and 23 for low income renter families/households.*

H-2.G New Ownership Units. The City Housing Authority shall construct or assist construction of new affordable *ownership* units for first time low and moderate income homebuyers. This may include Self-Help (where the future owner/resident provides labor toward the development of the units and/or assists in sharing the cost of building the units) and Community-Help new Housing, such as Habitat for Humanity, and provide incentives under the City Inclusionary Ordinance for market-rate for sale developers to construct inclusionary for-sale units. In Self- or Community-Help projects, city actions may include insuring site control or acquisition; selecting low income families who could successfully participate in the development; and selecting and overseeing a qualified contractor and/or construction sponsor who would supervise and manage construction.

Responsibility:	*Housing Authority, Redevelopment Agency*
Financing:	*Self Help Housing Program; Inclusionary Zoning Program; Land Banking Program, Local Housing Trust Fund, HOME New Construction Program*
Objectives:	*75 units of low income ownership housing.*
Time Frame:	*1999-mid 2006*

1999-2000: Completed 10 low income units at Las Flores Court
2000-mid 2006: 65 units

H-2.H Self-Help Ownership Rehabilitation. The City shall assist self-help or "sweat equity" housing for first time low or moderate income homeowners through rehabilitation of existing units who can demonstrate the ability to perform the required rehabilitation to City code standards

Responsibility:	*Housing Authority*
Financing:	*CDBG, HOME and inclusionary Funds*
Objectives:	*20 self-help ownership units*
Time Frame:	*1999-2006*

H-2.I First Time Homebuyer Programs. The City shall expand home ownership opportunities for low and moderate income first-time home buyers by using mortgage credit certificates (MCCs), as available and the HOME and Redevelopment Down Payment Assistance Program, the Section 8 Self Sufficiency Program, the Federal Home Loan Bank down payment program (IDEA), and the State of California Calhome Program. MCC's allow tax benefits of home ownership to be used to help secure financing. Downpayment assistance grants are available from a number of sources. An Outreach and Counseling Program helps prepare eligible applicants for homeownership.

Responsibility:	*Housing Authority*
Financing:	*Staff time, Mortgage Credit Certificate Program; HOME and Redevelopment Down Payment Assistance program, Federal Home Bank Loan program, Calhome program, and Outreach and Counseling Program*
Objectives:	*Assist 112 low income households to become first time homebuyers*
Time Frame:	*1999-mid 2006*

H-2.J Identify Potential Acquisition Sites. The City shall locate sites for possible acquisition by the City Housing Authority, Redevelopment Agency and/ or an affordable housing developer for affordable projects. The City may determine it is appropriate to lease land, rather than sell it.

Responsibility:	*Housing Authority, Redevelopment Agency, Planning Department*
Financing:	*City funding for staff time; acquisition funds from Redevelopment funds, City General funds, Inclusionary fund or other sources.*
Objectives:	*Identify and acquire3-4 sites for active efforts toward acquisition.*
Time Frame:	*Actively work (and/or work with developers) to acquire sites by 2006.*

H-2.K Inclusionary Ordinance Amendment. The City shall review and modify the City's inclusionary ordinance by updating a nexus study enabling fee increases on non-residential projects. This may be accomplished as a joint study and fee increase with Napa County. The City may also consider changes to the ordinance to encourage on-site construction of affordable units and/or the setting aside of land for affordable units if such changes are linked to sufficient incentives that are provided by the city. .

Responsibility:	*Housing Authority, City Attorney*

Financing: *Costs to conduct Nexus Study (which may be shared jointly with County) from Inclusionary Funds, Redevelopment Fund*
Objectives: *Complete Nexus Study and Revised Ordinance to implement Fee increases*
Time Frame: *2002*

H-2.L Affordable Housing Overlay Zones. The City shall adopt a Housing Overlay Zone and apply it to certain key sites as part of the Zoning Ordinance update. The Housing Overlay Zone may, for example, specify that the City would not accept a project below a certain density, or that the city requires a high percentage (50-60%) affordable units on these sites.

Responsibility: *Planning Department, City Attorney*
Financing: *Staff time*
Objectives: *Revised Ordinance*
Time Frame: *2002 as part of Zoning Ordinance update.*

H-2.M Long Term Affordability Agreements and Monitoring. The City shall continue to implement long term agreements and/or deed restrictions with developers of affordable, density bonus, or "special residential" projects, that govern their affordability, and monitor the continuing affordability of such units. A summary of units currently restricted under City development agreements has been prepared. *(see Appendix B)*

Responsibility: *City Housing Authority, City Attorney*
Financing: *Staff time*
Objectives: *Approve long term affordability agreements for new units developed through the Special Residential and density bonus programs, and other public financing, and provide monitoring of these agreements*
Time Frame: *Agreements: as projects occur; Monitoring is an ongoing activity.*

H-2.N Alternative Energy Sources. The City shall encourage use of alternative energy sources such as solar energy in new residential construction and implement energy efficiency in new development and remodels/rehabilitation projects.

Responsibility: *Planning and Building Department*
Financing: *Staff time*
Objectives: *Ongoing*
Time Frame: *Ongoing*

Goal 3: Great Neighborhoods

H-3.A Design Process. The City shall use the design review process to insure that infill multi family housing developments meet design principles. The City may also encourage project designers to meet with neighbors during the early design stages of larger projects.

Responsibility: *Planning Commission, Planning Department*
Financing: *Staff time*
Objectives: *Implement design objectives during project review*

Time Frame: *Ongoing*

H-3.B Design Guidelines. The City shall develop more detailed design guidelines for multi family and additional infill development throughout the City.

Responsibility: *Planning Department*
Financing: *General Fund for Consultant services*
Objectives: *Preparation of design guidelines*
Time Frame: *2002*

H-3.C Use of Planned Development Zoning. The City shall continue to use Planned Development regulations to promote design flexibility for residential developments, particularly for those located in unique settings.

Responsibility: *Planning Department*
Financing: *Development review*
Objectives: *Use Planned Development regulations in project review to promote design flexibility*
Time Frame: *Ongoing*

Program H-3.D. Street and Subdivision Design. The City shall study street standards for new subdivisions to improve their pedestrian friendly quality and traffic calming features, and promote internal consistency between the operating standards that are used by the Fire and Public Works Departments and General Plan standards.

Responsibility: *Public Works, Planning Department, Fire Department*
Financing: *General Fund for Consultant services*

Objectives: Provide "pedestrian friendly" street standards for subdivisions
Time Frame: *2002*

H-3.E Housing Mix. The City shall establish baseline housing mix information by neighborhood, and monitor and evaluate progress in achieving second units, residential care facilities, shared housing (to the extent it is regulated) and multi family uses in all residential and mixed use areas of the city. Based on results of the review, additional strategies may be formulated to increase the "fair share" mix.

Responsibility: *Planning Department*
Financing: *Staff Time*
Objectives: *Monitor and increase mix of housing throughout the City of Napa*
Time Frame: *Every 3 years*

H-3.F New Second Units. The City shall encourage a substantial portion of units in new subdivisions to include second units. The City shall work to remove disincentives such as high fees.

Responsibility: *Planning Department*
Financing: *Private*

Objectives: *70 units or 14 units/year to 2006 and fee reductions*
Time Frame: *End 2001 on*

H-3.G Second Unit Standards. The City shall modify zoning requirements to eliminate the Use Permit Requirement for second units, and will consider revisions to other City standards and fees to eliminate obstacles to second unit creation. (e.g. eliminate whole house sprinkler requirements for attached second units, and reduce fees considering their small sizes). *See H-5.Ak for added detail.*

Responsibility: *Planning Department*
Financing: *Staff time*
Objectives: *Revised Ordinance*
Time Frame: *As part of Zoning Ordinance update, 2002*

H-3.H Amnesty Program. The City shall consider an amnesty program for illegal second units where the City provides a period of time for owners of illegal units to register their units and make them legal, in exchange for property owners' meeting specified health and safety standards.

Responsibility: *Building, Planning, Housing, Code Enforcement*
Financing: *General Fund*
Objectives: *Development and implementation of Amnesty Program*
Time Frame: *By 2006*

H-3.I Duplex and Triplex Standards. The City shall adopt Zoning Ordinance revisions, including performance standards to encourage duplexes and triplexes in single family designations that allow them. Performance standards shall address design and neighborhood "fair share".

Responsibility: *Planning Department*
Financing: *Staff time*
Objectives: *Revised Ordinance*
Time Frame: *As part of Zoning Ordinance update, 2002*

H-3.J Duplex and Triplexes in Other Areas. The City shall consider a General Plan Amendment to allow occasional duplexes and/or triplexes in the Single Family Residential land use category.

Responsibility: *Planning Department*
Financing: *Staff time*
Objectives: *Plan Amendment*
Time Frame: *2005*

H-3.K Rehabilitation Programs. The City shall continue to rehabilitate substandard residential units for very low and low income renters and owners using available subsidies, in addition to code enforcement. Inspection and reduction of lead-based paint hazards are part of the rehabilitation efforts

Responsibility: *Housing Authority*

Financing: *Community Development Block Grant Rehabilitation Program for renters, HOME Rehabilitation Program and code enforcement program enforcing existing codes and health and safety regulations.*

Objectives: *Rehabilitate 75 substandard rental units for very-low and low income families. Rehabilitate 22 substandard rental units for very low and low income seniors/disabled. Rehabilitate 112 units of substandard owner occupied housing for very low and low income families. Rehabilitate 15 homebuyer units acquired by first time homebuyers.*

Time Frame: *1999-mid 2006*

H-3.L Christmas in April Repairs. The City shall continue to organize and promote the "Christmas in April" program to assist primarily low income senior and disabled owner households with needed home repairs

Responsibility: *Housing Authority*
Financing: *Staff time, private sources*
Objectives: *Provide needed repairs to 45 homes (6 units/year)*
Time Frame: *1990-mid 2006*

H-3.M Code Enforcement. The City shall continue and strengthen code enforcement of the Housing, Electrical, Fire Prevention Codes and Health and Safety Regulations by appropriate City departments. Code enforcement efforts should be proactive, as well as reactive in targeting specific problem sites or areas.

Responsibility: *Building Department, Fire Department (Code Enforcement)*
Financing: *City funds*
Objective: *Improve community health and safety*
Time Frame: *Ongoing*

H-3-N "Clean Up". As the need arises and funding permits, the City should initiate use of inter-departmental "strike teams" to clean up areas of the City of Napa.

Responsibility: *Interdepartmental*
Financing: *Substantial staff time*
Objectives: *"Cleanup" of neighborhoods experiencing deterioration*
Time Frame: *As needed and as funding permits*

H-3-O Historic Area Process. The City shall encourage maintenance and preservation of historic homes and structures through Historic Preservation policies, ordinances and design guidelines.

Responsibility: *Planning Department, Cultural Heritage Commission*
Financing: *City funds*
Objective: *Provide information to public on appropriate historic remodel techniques; enforce through Cultural Heritage Commission Certificates of Appropriateness*
Time Frame: *Ongoing*

H-3.P Energy Conservation Programs. The City shall promote and encourage use of energy conservation programs, particularly those which rehabilitate low income homes for energy efficiency and provide subsidies for energy costs. In 2001, the California Human Development Corporation in Rohnert Park runs a "weatherization" program for low income households; additional programs may be forthcoming with recent increases in energy costs.

Responsibility:	*Housing Authority in coordination with CHDC*
Financing:	*Staff Time, Federal and State grants*
Objectives:	*Weatherize 100 units*
Time Frame:	*Ongoing*

H-3.Q Transportation Element Amendments. The City shall propose a stronger General Plan policy or policies and implementation program(s) to strengthen concurrency of development with infrastructure, especially streets and public transportation.

Responsibility:	*Public Works Department*
Financing:	*Staff time*
Objectives:	*General Plan Amendment*
Time Frame:	*2001*

H-3.R Capital Improvement Programs. The City shall continue to use the City's Capital Improvement Program funds and CDBG community development funds to a limited extent to assist in neighborhood improvement efforts. In recent years, the City has focused such CDBG community development expenditures on sidewalk improvements and has provided funds for an ADA playground at Fuller Park.

Responsibility:	*CIP: City Manager, Public Works and Planning Departments; CDBG: Parks and Recreation Department (CDBG Program Administrator)*
Financing:	*Capital Improvement Funds from General Fund; CDBG annual allocations other local, state and federal sources*
Objectives:	*Improvement of neighborhood quality through specific improvements as outlined in CIP and CDBG Consolidated Plan.*
Time Frame:	*CIP and CDBG annual reviews*

H-3.S Parks and Recreation Element Update. When the Parks and Recreation Element is next updated, revise to specifically target or establish a high priority for City Parks near higher density areas.

Responsibility:	*Parks and Recreation Department*
Financing:	*General Fund*
Objectives:	*Assure adequare parks in higher density areas*
Time Frame:	*As appropriate when the Parks and Recreation Element is updated*

H-3.T Retain Federally Subsidized Affordable Units. The City shall assist in retention of Federally subsidized affordable housing when feasible and necessary This program addresses lower income projects which have received federal/state subsidies for construction but are at risk

of converting to market rate projects over the next few years because their financing is coming due. Carefully review "Plans of Action" prepared for the Federal Department of Housing and Urban Development by owners of existing subsidized projects. Should the owner opt out of the subsidy program, inform tenants of any assistance that may be available to them, and consider means of acquiring or facilitating the acquisition of units threatened with conversion to market rate

Responsibility:	*Housing Authority*
Financing:	*HOME Acquisition Program, Redevelopment Acquisition Program, HOME and CDBG Rehabilitation Program, Federal HOME Loan Affordable Housing Program, Low Income Housing Preservation Program, and other sources of funds*
Objectives:	*Conserve 75 units in Charter Oaks and 14 units in Creekside Park Apartments.*
Time Frame:	*1999-mid 2011*

H-3.U Rental Acquisition and Maintenance. The City shall also acquire existing rental housing to rehabilitate it and maintain it as affordable housing.

Responsibility:	*Housing Authority*
Financing:	*HOME Acquisition Program, Redevelopment Acquisition Program, HOME and CDBG Rehabilitation Program, Federal HOME Loan Affordable Housing Program, Low Income Housing Preservation Program, and other sources of funds*
Objectives:	*Acquire 75 units and maintain them as affordable*
Time Frame:	*1999-mid 2006*

H-3.V Condominium Conversion Ordinance. The City shall revise the condominium conversion ordinance to use a more realistic apartment vacancy rate based on an annual survey of local apartment vacancies and continue to deny condominium conversion of rental units when the city wide vacancy factor is found to be less than three percent, defined as a "severe housing shortage". If the vacancy factor is more than 3% but less than 5% the city may allow conversion of one-half the total number of rental units built that year to condominium units.

Responsibility:	*Planning Department, Planning Commission*
Financing:	*Staff time*
Objectives:	*Revise condominium conversion ordinance*
Time Frame:	*Part of the Zoning Ordinance update 2002*

H-3.W Permits for Rental Conversions. To the extent consistent with State law the City shall, in its zoning ordinance update, require use permit for conversions of rental housing to other uses.

Responsibility:	*Planning Department, Planning Commission*
Financing:	*Staff time*
Objectives:	*Revise zoning ordinance*
Time Frame:	*Part of the Zoning Ordinance update 2002*

H-3.X Mitigation Fees for Loss of Units. The City will add a mitigation fee for loss or conversion of *rental units*) to uses in addition to condominiums. Reasonable mitigation should be consistent with Federal Relocation Laws.

Responsibility:	*Planning Department, City Attorney*
Financing:	*Staff time*
Objectives:	*Revise Inclusionary Ordinance (or develop other ordinance) to require fee for loss of units*
Time Frame:	*2003*

H-3.Y Rental Mediation. The City shall assist efforts to protect renters from unreasonable rental increases through a process of conciliation, mediation and fact-finding consistent with the current City Charter.

Responsibility:	*City Manager's Office*
Financing:	*Staff time; mediation services*
Objectives:	*Put in place a program for rent mediation.*
Time Frame:	*Adopt ordinance by 2001.*

Goal 4: Housing for Our Special Needs

H-4.A Emergency Shelters. The City shall continue to assist in funding existing NCCEO, NEWS and winter shelter operations, and assist acquisition of existing facilities that can be converted to expand Emergency Shelters for Homeless Families and single persons with special needs. There is a critical need for a permanent emergency shelter for single men and women. The current facility is leased space not adequate for a shelter and subject to closure. Likewise, the existing battered women's shelter cannot accommodate all domestic violence victims in need of shelter.

Responsibility:	*Housing Authority, City Manager, Parks and Recreation Department (CDBG Grants and Project Manager)*
Financing:	*CDBG, Continuum of Care, Domestic Violence Acquisition Program, and other state and federal funds.*
Objectives:	*Expand existing shelters including acquisition of site and construction of permanent shelter. (CDBG monies): 5 year goal is permanent emergency shelters for 35 single men, 20 women and 20 families.*
Time Frame:	*2003*

H-4.B Permanent Supportive Housing. As recommended in the Continuum of Care Strategy, the City shall support development of a Permanent Supportive Housing for Homeless for Persons with Disabilities Project.

Responsibility:	*Housing Authority in coordination with non-profits*
Funding:	*Continuum of Care federal funds with local match*
Objectives:	*Provide 8 bed permanent facility*
Timing:	*2003*

H-4.C Support Services. The City shall continue to promote, support and implement additional support facilities and services to homeless persons and non-homeless persons with special needs. A major intent is to reduce barriers that hinder their ability to obtain and retain housing.

Responsibility:	*Housing Authority in coordination with Napa Valley Non-Profit Coalition of Agencies*
Financing:	*CDBG, Section 811 Supportive housing for Persons with Disabilities, Emergency Shelter Grants to improve services of existing shelters and expand capacity for services; Housing Opportunities for persons With AIDS for supportive services*
Objective:	*Provide additional support facilities and services*
Time Frame:	*Day Services Center for Homeless by 2001; Other services by ongoing contingent on funding*

H-4.D Rental Assistance for Special Needs. The City shall provide Increased Rental Assistance for Homeless Persons and Persons with Special Needs. The Housing Authority currently operates a Transitional Housing Program that coordinates the provision of 25 Vouchers with supportive services provided by the Napa Valley Shelter Project and Napa Emergency Women's Shelter for battered women and their families and homeless families.

Responsibility:	*Housing Authority, City Manager, Parks and Recreation Department (CDBG Grants and Project Manager)*
Financing:	*CDBG, Section 8 and other Federal funds*
Objectives:	*50 additional Rental Assistance Vouchers (5 year goal)*
Time Frame:	*Ongoing*

H-4.E Capital Improvements for Non-Profit Facilities. The City shall continue to support rehabilitation of non-profit facilities per the CDBG Consolidated Plan.

Responsibility:	*Housing Authority; Parks and Recreation (CDBG Program Administrator)*
Funding:	*CDBG annual allocations*
Objectives:	*Provide funds to assist in maintenance of non-profit facilities serving low income and special needs groups.*
Timing:	*Annual CDBG allocations.*

H-4.F Encourage New SRO's. The SRO Ordinance shall be amended as part of the zoning ordinance update to expand the types of SRO development that may be permitted (e.g., not strictly very low and low income). In addition, consider zoning provisions to encourage SRO's and "studio apartments" through the use of density bonus provisions, or other provisions that may equate SRO units or studio apartments on a 2 to 1 basis with 2 bedroom apartments, and review of parking, development and management standards.

Responsibility:	*Planning Department, City Attorney*
Financing:	*Staff time*
Objectives:	*Revise SRO Ordinance; 20 units*

Time Frame: *Ordinance revision as part of Zoning Ordinance Update 2002; units by 2006*

H-4.G Rehabilitate Existing Facilities for SRO's. The City shall support efforts to rehabilitate existing facilities to provide SRO housing for special needs groups. There is a lack of SRO units in the City for individuals with service needs related to mental illness, alcohol and drug abuse, AIDS and other related diseases and disabilities.

Responsibility: *Housing Authority working with County social service and Mental Health Agency*
Financing: *CDBG and HOME Rehabilitation Programs and other federal funds.*
Objective: *Rehabilitate 37 units of housing to SRO units*
Time Frame: *1999-mid 2006*

H-4.H Include Transitional Housing. The City Housing Authority shall, as a priority and as feasible, set aside 10% of new very low and low income rental units developed under program H-2.F for transitional housing for special needs groups.

Responsibility: *See H-2.F*

Financing: *See H-2.F*

Objectives: *24 units (of the 236 units) provided for transitional housing for special needs groups*

Financing: *See H-2.F*

H-4.I Group Residential Amendment. The zoning ordinance update shall be amended to permit group residential in appropriate zoning designations per the City's General Plan and review parking standards and other requirements for these uses.

Responsibility: *Planning Department, Planning Commission*
Financing: *Staff time*
Objectives: *Revise ordinance*
Time Frame: *Part of the Zoning Ordinance update 2002*

H-4.J Special Residential. The City shall continue to allow, by use permit densities up to 60 units/acre on sites designated Multi-Family Residential using the "Special Residential" density bonus policy for low and moderate income elderly/disabled, but revise and tighten this policy to encourage greater affordability.

Responsibility: *Housing Authority, City Attorney and Planning Department*
Financing: *Staff time, density bonus, Section 202 Program, Low Income Housing Tax Credit*
Objectives: *Provide 310 units of housing for very low or low-income elderly and/or disabled (The Vintage, The Reserve and Jefferson Street) through use of policy; Amend Special Residential policy*
Time Frame: *1999-mid 2006 for construction. Amendment of policy by 2002 with Zoning Ordinance update*

H-4.K Coordination with County on Farmworker Housing. The City shall continue to evaluate and propose joint City and County measures to address the housing needs of farmworkers through the Napa County Farmworker Oversight Committee. Seasonal farmworker housing is typically located in vineyard areas while the City's has been a source of permanent rental housing. Assist farm workers in finding available housing by distributing bilingual information and working with existing non-profit agencies, such as Napa Valley Community Housing and California Human Development Corporation that provide services and housing for farm workers.

Responsibility:	*Housing Authority*
Financing:	*Staff time*
Objectives:	*Promote access to new permanent housing in the City and work with Oversight Committee and non-profit agencies*
Time Frame:	*Ongoing*

Goal 5: A Strong Sense of Community and Responsibility

H-5.A Zoning Revisions. Zoning ordinance revisions to be accomplished (many of which have been noted in earlier sections) include:

a. Immediately rezone all sites designated "Multi Family Residential" in the General Plan to a consistent "Multi Family Residential" zoning district. (See proposed revisions, APPENDIX A).

b. Immediately eliminate Use Permit requirements for multi family projects in Multi Family Residential zones but provide that Design Review Permits for multi-family projects over 10 units will go to the Council. (See proposed revisions, APPENDIX A).

c. Continue to allow the renting of rooms to 1 or 2 persons as an accessory use but eliminate parking requirements for that accessory use.

d. Revise density bonus provisions in Chapter 17.84 to apply to certain types of workforce housing, duplexes and triplexes, potentially studio units, and to specify the density bonus amount for certain multi family projects.

e. Provide for an Affordable Housing Overlay Zone.

f. Review and revise Home Occupation ordinance.

g. Review and potentially revise height bonus provisions for the Downtown.

h. Provide for "group residential" or similar category as a conditional use in compatible zoning districts.

i. Revise SRO ordinance to provide greater application and review/revise standards.

j. Revise Special Residential policy to tighten affordability requirements.

k. Eliminate Use Permit requirements for second units that meet adopted standards. Second units would require an administrative review with neighbor and Planning Commission notice. If there is no objection by neighbors or the Planning Commission, the project would be approved. Otherwise, the item could be appealed during a 10 day appeal period (at no cost) and would be reviewed by the Planning Commission.

l. Add Use Permit for conversion of rental housing to other uses as permitted by law.

m. Parking Standards: Review and analyze all residential parking standards and consider possible reductions to reflect current needs and mitigate identified constraints to housing. Examples of "best practices" to be considered include, but are not limited to allowing the potential for landscape parking reserves that can be designated for parking if needed in the future, but in the interim, can be used for landscaping, a tot lot or garden; reduced parking requirements in multi family locations near transit and services; shared parking standards for residential mixed use; and increased use of compact spaces.

n. Review zoning ordinance for provisions that would enhance fair housing.

Responsibility: *Planning Department, City Attorney*
Financing: *Staff time*
Objectives: *Revise Zoning Ordinance*
Time Frame: *2002 as part of Zoning Ordinance Update*

H-5.B Priority Processing. The City shall adopt Policy, applicable to all departments, giving priority both before and after discretionary approvals to 100% affordable projects, or projects meeting inclusionary requirements onsite over other applications received earlier and potentially, over City projects not involving immediate health or safety matters.

Responsibility: *City Manager's Office, Interdepartmental,*
Financing: *Staff time*
Objectives: *Develop policy for project processing during and after approvals*
Time Frame: *2002*

H-5.D Fee Review. The City shall conduct a review of fees for affordable housing or other types of housing that meet certain goals, and revise fee structures to defer, shift and/or reduce fees where possible for affordable housing projects, and urge adjacent public services providers to do the same. The fee review shall specifically consider reductions based on unit size and increased flexibility in park fees, and deferrals until project occupancy.

Responsibility: *City Manager's Office, City Attorney, Interdepartmental,*
Financing: *Staff time*
Objectives: *Fees Report*
Time Frame: *2002*

H-5.E Equal Housing Programs. The City will continue to assist funding of equal housing programs operated by NCRIMS or other agencies. NCRIMS develops analyses of impediments to fair housing, disperses information on fair housing laws in English and Spanish one on one

with clients; during at least 12 annual outreach presentations to school, non profit agencies, tenant organizations, real estate organizations, property owner organizations, etc.; upon request in the NCRIMS office and at other non-profit agency offices. NCRIMS refers tenant complaints on discrimination, conducts rent mediation, and acts as a counseling organization that assists tenants, landlords, property owners and real estate professionals in reaching voluntary conciliation. If mediation fails and enforcement is necessary, NCRIMS helps tenants fill out official complaint forms which are then investigated and enforced by the State Department of Fair Employment and Housing or HUD, depending on the nature of the complaint.

Responsibility: *Napa County Rental Information and Mediation Services (NCRIMS) or potentially other agencies*
Financing: *CDBG*
Objectives: *Ongoing*
Time Frame: *Continuous*

H-5.F Database and Monitoring Improvements. The City Planning Department shall upgrade land use and other planning-related databases and integrate this information into the City's GIS system in order to be able to:

a. Provide better identification of the changing needs of the population needing housing;
b. Monitor housing development and needs achievements on an ongoing, rather than a periodic basis;
c. Monitor the supply of vacant and underutilized land (residential and non-residential) on an ongoing, rather than a periodic basis;

Responsibility: *Planning Department*
Financing: *General Fund*
Objectives: *Update database and incorporate into GIS system*
Time Frame: *2001-2002.*

H-5.G Housing Element Review. Prior to budget decisions, the City shall annually review and evaluate the effectiveness of the policies and programs identified in the Housing Element.

Responsibility: *Planning Department*
Financing: *Staff time*
Objectives: *Monitor Housing Element effectiveness*
Time Frame: *Prior to budget decisions*

H-5.H Legislation. The City shall support, through letters, contacts with legislators or other means, allowing existing rehabilitated housing to qualify as a "reportable unit", and to devise a system for realistically counting actual living units in affordable group living projects. The City shall also support future legislation to reduce townhome construction liability problems.

Responsibility: *Housing Authority*
Financing: *Staff time*
Objectives: *Ongoing*
Time Frame: *Met through existing agreements; ongoing*

H-5.I Affordable Housing Transfer Agreement. Continue to participate in Affordable Housing Transfer Agreements with the County of Napa.

Responsibility: *Housing Authority*
Financing: *Staff time*
Objectives: *Permit up to 15% (or 102 units) of Napa County very low and low income "fair share" needs to be met in the Cities of Napa and American Canyon.*
Time Frame: *Met through existing agreements; ongoing*

H-5.J City/County Advisory Housing Commission. The City shall take a leadership role in exploring a city/county advisory housing commission to improve coordination between existing city and county organizations on housing issues; such as Affordable Housing Transfer Agreements, housing needs of farmworkers and other city/county issues.

Responsibility: *City Manager's Office, Housing Authority*
Financing: *General Fund*
Objectives: *Improve coordination on city/county housing issues*
Time Frame: *Establish by 2002*

H-5.K Housing Committee and Community Coalitions. The City shall appoint an ongoing Housing Committee with the following charges: to assist implementation of Housing Element Programs; monitor implementation progress and make sure that implementation measures continue to relate to the changing needs of the community; and periodically report to the City Council on the above. To transition to the new group, a majority of initial Committee members would be appointed from the Housing Element Steering Committee. The City shall also encourage community group/coalition efforts to provide ongoing support and advocacy for affordable projects at meetings, and promote affordable housing implementing actions.

Responsibility: *Housing Authority and Planning Department*
Financing: *Added staff resources (H-5.M Housing Strategist Position)*
Objectives: *Ongoing*
Time Frame: *Ongoing*

H-5.L Outreach Efforts. The City shall increase outreach and educational efforts by:

a. Having staff available to organize or provide neighborhood and community outreach about affordable housing, design and density, tours of affordable housing developments, tenant and landlord issues, special needs housing, fair housing and related issues.

b. Having staff and community members available at the County Fair or other major

events to provide materials related to affordable housing developments in Napa, current housing issues and similar.

c. Developing and providing a brochure(s) or flyers relating to current funding programs; housing element and zoning programs and incentives available for affordable housing; affordable housing projects, design and density, and housing site information, and disseminating such information with water bills, or the Community Resources Department newsletter, at meetings with developers, at City Hall and the library.

d. Continuing to make information available to residents regarding home rehabilitation programs through Community Resources Newsletter and water bills and newpaper ads.

e. Staff work to recruit and retain landlords for Section 8 Programs.

Responsibility: *Housing Authority, Planning Department*
Financing: *Staff time and materials.*
Objectives: *General education and outreach*
Time Frame: *Development of fliers/brochures—ongoing; meetings—ongoing; fairs—ongoing.*

H-5.M Housing Strategist Position. The City shall fund a position to facilitate affordable housing projects and implementation of Housing Element programs. This position would be responsible for educational efforts relating to all facets of housing and affordable housing; explaining and educating about specific proposed projects to neighborhood groups; writing grants for housing projects; housing sites analyses; identifying and promoting available incentives and inducements for affordable housing to private developers; monitoring, and generally assisting in the coordination and implementation of affordable housing programs.

Responsibility: *City Manager, Housing Authority*
Financing: *Inclusionary Housing Fund, City general fund*
Objectives: *Improve implementation of Housing Element*
Time Frame: *2002*

H-5.N Local Revenue Sources. . The City Manager and staff will review financing options (a) through (e) below and any other financing sources in order to develop a financial strategy that will provide an ongoing local funding source for a City Housing Investment Fund.

a. Existing local revenue sources:
   - o Increases in Redevelopment Agency Housing Set Aside funds.
   - o Reprioritizing CDBG Community Development funds.
   - o Increases in TOT-generated general funds.

b. Taxes: A 1/4 cent increase in the local sales tax and/or increases in the TOT (hotel) tax, implementation of a Real Estate Transfer Tax, or other taxes for the express purpose of supporting affordable housing, with the assistance of a Funding Committee. Such tax increases would require a 2/3 vote of the people.

c. Redevelopment Agency: Possible formation of a new Redevelopment Agency Project Area with a major portion of any additional tax increment funds going to funding affordable housing projects.

d. Other: Encourage employers to be active in finding solutions to housing. An example proposal of the latter — New and existing private and public employers would pay an affordable housing tax for each employee earning below moderate (120% of median) wages. A sliding scale, varying inversely with wage level, would set the amount of the tax. The employer would pay the tax, through the existing business tax mechanism, to a fund dedicated to subsidizing affordable housing for low income workers in Napa. If the employee lived inside Napa, the tax would be 50% lower than the tax paid for a similar employee living outside of Napa.

Responsibility:	*City Manager's Office; Finance Director*
Financing:	*As described*
Objectives:	*Provide package of options for Council review; provide revenues*
Time Frames:	*June, 2002, with substantial implementation of any new fees, taxes or special districts to raise revenues by 2003.*

H-5.O Use of Funds. The City shall continue to utilize existing inclusionary fees, Local Housing Trust Fund fees, Redevelopment monies and other sources such as local revenue bonds, and continue to apply for State and Federal funds to be used for the development of housing affordable to very low, low and moderate income households, special needs housing and support services, first time homebuyer programs, retention of existing subsidized units as affordable, assisting very low and low income renters, rehabilitation of existing very low and low income units.

Responsibility:	*City Housing Authority, Redevelopment Agency*
Financing:	*Local, State and Federal sources including HOME funds, Mortgage Credit Certificate allocations, Low Income Housing Tax Credits, etc.*
Objectives:	*Implenentation of Housing Programs*
Time Frame:	*Ongoing*

H-5.P Maximize Rental Subsidies. The City shall continue to utilize to the fullest extent possible, available Federal subsidies to residents through the Section 8 or subsequent rental assistance program. The Housing Authority will provide information to residents on the use of any new housing assistance programs which become available.

Responsibility:	*Housing Authority, Redevelopment Agency*
Financing:	*Section 8 Family Self Sufficiency Program; Section 8 Voucher Program,*
Objectives:	*150 Additional Section 8 Vouchers for very low and low income renter family households and 37 additional Section 8 Vouchers/Choice Program for very low and low income elderly renters.*
Time Frame:	*1999-mid 2006*

H-5.Q Public/Private Partnerships. The City shall encourage increased use of private resources to help meet identified housing needs.

a. Encourage partnerships with local banks, making use of their Community Reinvestment Act requirements;
b. Continue with "Silent Second" and "Sweat Equity" programs, reducing not only the down payment but also the cost of the house and relaxing the lending criteria of lenders.

Responsibility: *Housing Authority*
Financing: *Private sources*
Objectives *Increase coordination of private resources to achieve housing element goals*
Time Frame: *Ongoing*

H-5.R Added Council Review. Evaluate the impacts of Council review of design review permits for apartments larger than 10 units to determine whether such review is acting as a constraint to the development of multi family housing.

Responsibility: *Planning Department*
Financing: *Staff Time*
Objectives: *Review impacts of Council review of larger apartments*
Time Frame *January, 2004*

APPENDIX 3

LETTERS OF SUPPORT OF THE CONSOLIDATED PLAN AND ONE YEAR ACTION PLAN

NORTH BAY HOUSING COALITION

650 Imperial Way, Suite 202
Napa, CA 94559
www.northbayhousingcoalition.org

(707) 259-6121
(707) 259-6131 Fax
nbhc@worldnet.att.net

3 May 2005

Honorable Mayor Techel and Napa City Council Members.
P.O. Box 660
Napa, CA

RE: Letter of Support
Consolidated Plan—Napa County

Dear Mayor Techel and City Council Members:

The North Bay Housing Coalition is dedicated to increasing affordable housing opportunities for individuals with developmental disabilities.

We exist to support their dream to live independently as an integrated member of the Napa community. According to the North Bay Regional Center, there are 774 residents of Napa County with developmental disabilities. Many of them want to live in their own apartment (with appropriate support). We have been successful in large part due to the collaboration of the City of Napa and partnerships with non-profit developers in creating affordable housing alternatives. Yet, there are far too many persons who cannot move from a licensed or institutional setting or the family home due to the lack of affordable housing.

It is an unfortunate reality that persons with disabilities continue to be the poorest in the nation and the cost of living adjustments to SSI benefit levels have not kept pace with the increasing cost of rental housing. In 2000, Californians receiving SSI benefits needed to pay 99.5 percent of their SSI check in order to rent a modest one-bedroom unit at the published HUD Fair Market Rent. Locally, this rate is even higher for the Vallejo-Fairfield-Napa metropolitan area (102%).

We support Napa County's Consolidated Plan because it is consistent with the North Bay Housing Coalition's goals to provide housing for persons with developmental disabilities in that it proposes the development and rehabilitation of affordable housing in

the following manner:

1. This plan addresses the priorities of special needs subpopulations. In the priorities of the Strategic Plan, each of the subpopulations of very low and low income residents is represented. The encouragement of new development, housing rehabilitation, addition of rental assistance and expansion of facilities and services.
2. The plan assigns the highest priority to worst- case-households in all types of assistance. All of the programs developed to provide rehabilitation, new construction, acquisition, and supportive facilities and services will provide a selection priority for eligible individuals and families meeting the following local selection preference of: 1) Involuntary displacement, 2) living in substandard housing (including the homeless), and 3) paying more than 50% of income for housing
3. The five year goal will be to develop 200 new rental units, 35 for extremely low income families, 115 for very low income families, and 50 for low income families. It will also rehabilitate 60 substandard rental units for extremely low, very low, and low income families.
4. The City plans to acquire 50 rental units, 20 for extremely low income families, 20 for very low income families, and 10 for low income families.
5. The disabled have the same or a greater need for affordable housing than non-disabled households. Lack of affordable housing can be a major obstacle in housing the disabled. Many disabled individuals are unable to support themselves financially and must rely on the income provided by social security insurance. For this reason, many individuals capable of taking care of themselves must live with relatives or in a board and care facility. According to the Housing Foundation (a non-profit advocacy organization), as many as 25 percent of disabled individuals living in board and care facilities would function better in a less restrictive environment.

We strongly urge you to approve of the Consolidated Plan. It is critical that you recognize your responsibility to provide affordable housing--not only for the benefit of persons with developmental disabilities and others who are priced out of living in their own home in Napa Valley, but also for the greater public who benefits from the diversity and integration amongst its citizenry.

Sincerely,

Mary Eble, MSW

Mary Eble, MSW
Project Coordinator

Five Financial Plaza, Suite 200 | Napa, CA 94558
phn: 707.253.6140
fax: 707.255.0252
www.nvch.org

Napa Valley Community Housing

April 29, 2005

Mayor Jill Techel
Members of the City Council
P.O. Box 660
Napa, CA 94559

Dear Mayor and Council Members,

Napa Valley Community Housing is Napa County's primary developer and manager of low-income rental homes. We know the community well and we talk daily with persons who need housing. We would like to voice our support for the Consolidated Plan and to express our opinions as to the need as we see it for the next few years.

With your help, we have made great strides in providing rental housing for the low-income families and seniors here. Many of our families would love to purchase their own homes and many have done so, out of Napa County however. Homes affordable to purchase for the moderate-income families do not exist. We need to find ways to provide those ownership opportunities *without* converting apartments into condominiums as that would then drive those same families even out of the rental market.

Our homeless population and persons with disabilities need housing with supportive services. Few can be successful in the apartments that we manage as they have many personal problems that interfere with success. While we offer resident services to help our tenants, we cannot offer the intensive case management that these very needy persons often could use.

Finally, we encourage you to support the program goals proposed in the Consolidated Plan that enforce code standards to protect the low-income elderly, disabled and handicapped renters from rental property owners who might take advantage.

Thank you for your consideration.

Very Truly Yours,

Sue Dee Shenk

Sue Dee Shenk
Executive Director

April 23, 2005

Mayor Jill Techel
Members of the City Council
Napa, CA 94559

The constituency of the non-profit agencies that provide housing support to a diverse set of clients in Napa County are very concerned about the impacts of funding cuts, adverse policy decisions and reduced support in the overall strategies proposed by federal, state and local entities for housing programs. For that reason we are writing to you to ask for your consideration in promoting continued funding for CDBG, Continuum of Care and consistency in the Consolidated Plan for new HUD grants. Our agencies continue to focus on the poor, disabled and specialized needs' populations of Napa. Without the continued reliance on the funding specifically addressed in the proposed Consolidated Plan that the Housing Authority is presenting on May 3rd there will be a significant adverse effect for housing support programs in our community.

As an example the Napa Valley Shelter Project (NVSP) operates the only emergency shelters for homeless men, women and children in Napa County and depends on sustained funding support as a first defense for getting homeless off the streets. In addition Rental Assistance Programs and Self-Sufficiency Programs establish baseline support for families in housing distress, another goal of the Consolidated Plan.

At the same time the goal of the Consolidated Plan is to encourage first-time home ownership and to that end we encourage your advocacy for continued funding for supportive services to low-income and very low-income families and individuals, to include farmworkers and their families.

Finally, the program goals proposed in the Consolidated Plan target low-income elderly, disabled and handicapped renters and homeowners not only to enforce code standards for their protected classes but also in effective rehabilitation programs for their dwellings. Your continued support for the goals of the Consolidated Plan also assure we have watchdog agencies like Napa Valley Fair Housing an essential resource in our community. On behalf of Family Services of Napa Valley, Community Action of Napa Valley, Community Resources for Independence, Napa Valley Fair Housing, Catholic Charities, Calistoga Affordable housing, Progress Foundation, Napa Emergency Women's Services, SafeHaven Youth Center, North Bay Housing Coalition we encourage you to consider our concerns and take appropriate action.

Bill Chadwick
Chair, Housing Committee
Napa Valley Coalition of Non-Profit Agencies

APPENDIX 4

COPIES OF PUBLIC HEARING NOTICES AND CITY COUNCIL RESOLUTIONS APPROVING THE CONSOLIDATED PLAN REPORT AND ONE YEAR ACTION PLAN

PUBLIC NOTICE
CITY OF NAPA
CONSOLIDATED PLAN FIVE YEAR UPDATE COMMUNITY NEEDS ASSESSMENT & COMMUNITY DEVELOPMENT BLOCK GRANT PROPOSED ONE YEAR ACTION PLAN – FY 2005-06

The City of Napa is holding a Public Hearing with the City Council to received comments on the Community Needs Assessment portion of the Five Year Update to the Consolidated Plan and the One Year Action Plan. The Consolidated Plan is a five year strategic plan that outlines how the City of Napa will address critical affordable housing and other related issues facing its low income residents. The Consolidated Plan is required by the Federal Department of Housing and Urban Development (HUD) in order for the City of Napa to continue to receive certain types of funding from HUD. The One Year Action Plan includes the list of proposed projects to be funded with Community Development Block Grant Funds for Fiscal Year 2005-06.

The Consolidated Plan Five Year Update first must consider the needs of the community, then assess the priorities of the current Five Year Consolidated Plan. This Public Hearing is an opportunity for citizens to express their opinions regarding the needs of lower income residents within the City of Napa and how the Community Block Grant Funds are allocated.

Many aspects of the City's needs are incorporated into the Consolidated Plan, including affordable housing, economic development, services provided to low and very low income residents, homelessness, crime prevention, youth activities, and infrastructure improvements.

The City strongly encourages comments from the public and interested agencies regarding the Needs Assessment portion of the Consolidated Plan Five Year Update Process and the One Year Action Plan. To assist with understanding the process, copies of a summary of the current Consolidated Plan and One Year Action Plan, accomplishments made under the Plan, and a questionnaire are available at the Housing Authority Office at 1115 Seminary Street or by calling Andrea Clark at (707) 257-9254 to request a copy via e-mail or U.S. Postal Mail. Citizens are encouraged to review this summary and to prepare comments to present either in writing or verbally at the Public Hearing on March 15, 2005. Comments will be incorporated into the draft Consolidated Plan Five Year Update and the One Year Action Plan which will be available for review and comment by May 3, 2005. The comment period for the draft Consolidated Plan Five Year Update and the One Year Action Plan will begin on March 15, 2005 and will end on May 3, 2005 with a Final Public Hearing to adopt the updated Five Year Plan and the One Year Action Plan to be held on May 3, 2005. The City will include all public comments in the Consolidated Plan Five Year Update and the One Year Action Plan submitted to the U.S. Department of Housing and Urban Development (HUD)

The City of Napa will hold a public hearing with the Napa City Council in order to receive public comments regarding the needs of the City of Napa for low income residents on the following date:

Date: Tuesday, March 15, 2005
Time: 6:30 P.M.
Place: City Hall Council Chambers
Address: 955 School Street, Napa, California

Any person having questions relative to this Public Hearing on the Community Needs Assessment of the Consolidated Plan Five Year Update or wishing to submit written comments may contact Andrea Clark, Napa Housing Authority, 1115 Seminary Street, P.O. Box 660, Napa, CA 94559, telephone number (707)257-9254, or at email address aclark@cityofnapa.org. Any person having questions relative to the One Year Action Plan or wishing to submit written comments may contact Amy Williams, Community Resources Department, 1100 West St., P. O. Box 660, Napa, CA 94559, telephone number (707) 257-9529, or at email address awilliams@cityofnapa.org.

CITY of NAPA

PUBLIC NOTICE
CITY OF NAPA
CONSOLIDATED PLAN FIVE YEAR UPDATE & COMMUNITY DEVELOPMENT BLOCK GRANT PROPOSED ONE YEAR ACTION PLAN - FY 2005-06 FINAL APPROVAL

The City of Napa is holding a Public Hearing for the Final Approval portion of the Five Year Update to the Consolidated Plan and the One Year Action Plan. The Consolidated Plan is a five year strategic plan that outlines how the City of Napa will address critical affordable housing and other related issues facing its low income residents. The Consolidated Plan is required by the Federal Department of Housing and Urban Development (HUD) in order for the City of Napa to continue to receive certain types of funding from HUD. The One Year Action Plan, which is a section of the Consolidated Plan, includes the list of proposed projects to be funded with Community Development Block Grant Funds for Fiscal Year 2005-06.

The Consolidated Plan Five Year Update first must consider the needs of the community, then assess the priorities of the current Five Year Consolidated Plan. A Public Hearing was held on March 15, 2005 giving an opportunity for citizens to express their opinions regarding the needs of lower income residents within the City of Napa and how the Community Block Grant Funds are allocated. This Public Hearing is to give citizens the opportunity to comment on the final draft of the 2005-2010 Consolidated Plan, prior to the City Council adoption of the Updated Plan and approval of the One Year Action Plan.

Many aspects of the City's needs are incorporated into the Consolidated Plan, including affordable housing, economic development, services provided to low and very low income residents, homelessness, crime prevention, youth activities, and infrastructure improvements.

The City strongly encourages comments from the public and interested agencies regarding this portion of the Consolidated Plan Five Year Update Process and the One Year Action Plan. Citizens are encouraged to review the final draft of the Consolidated Plan and to prepare comments to present either in writing or verbally at the Public Hearing on May 3, 2005. Comments will be incorporated into the final Consolidated Plan Five Year Update and One Year Action Plan.

The City of Napa will hold a public hearing with the Napa City Council in order to receive public comments regarding the needs of the City of Napa for low income residents on the following date:

Date: Tuesday, May 3, 2005
Time: 6:30 P.M.
Place: City Hall Council Chambers
Address: 955 School Street, Napa, California

Any person having questions relative to this Public Hearing on the final draft of the Consolidated Plan Five Year Update or wishing to submit written comments may contact Andrea Clark, Napa Housing Authority, 1115 Seminary Street, P.O. Box 660, Napa, CA 94559, telephone number (707)257-9254, or at email address aclark@cityofnapa.org. Any person having questions relative to the One Year Action Plan or wishing to submit written comments may contact Amy Williams, Community Resources Department, 1100 West St., P. O. Box 660, Napa, CA 94559, telephone number (707) 257-9529, or at email address awilliams@cityofnapa.org.

CITY of NAPA

DRAFT
Minutes
Napa City Council Regular Meeting

Council Chambers
955 School Street
Tuesday, May 3, 2005

1. ROLL CALL

Mayor Techel called the meeting to order at 4:16 p.m. The agenda was posted at City Hall, 955 School Street, on Wednesday, April 27, 2005, at 1:00 p.m. Present were Mayor Jill Techel, Vice Mayor Kevin Block and Councilmembers Harry Martin, Mark van Gorder and Jim Krider. Absent: None.

2. PUBLIC COMMENTS

Muriel Faglani asked for an updated CEQA determination on the Flood Control Project regarding the demolition of two remaining bridges; and asked if there were any changes to the ordinance for the Channel Riverfront Project.

3. CONSENT CALENDAR

M/S Block & van Gorder, approved items listed on the Consent Calendar. Vote: 5-0 with 3.N. removed for discussion and Councilmember Martin abstaining on 3.H.

A. Approved the minutes of the meeting held April 19, 2005.

B. Scheduled League of California Cities' Legislative Action Days in Sacramento, May 11-12, 2005.

C. Set Summer Recess – August 10 – September 12, 2005.

D. Adopted Ordinance O2005 6 (approving a Zoning Map Amendment to place a Planned Development (PD) Overlay District on parcels and granting a Planned Development for the Channel Riverfront Mixed-Use Project, 600-700 Main Street, establishing exceptions to the standards and uses in the underlying Downtown Commercial (CD) District Regulations, 03 191,PD).

E. Set date for hearing, May 17, 2005, appeal, Napa Valley Wine Train, Napa County Flood Control & Water Conservation District request to construct a parking lot to provide replacement parking for the Napa Valley Wine Train Station as a result of flood project construction, 05 037,UP(1)(2),DR.

F. Set date for hearing, May 17, 2005 (Consent Hearings), Napa Creek Planned Development, MCM Design Build Group (Kirsty Shelton), request for approval of a Planned Development

Permit to subdivide 2662 First Street into 26 residential condominium units, 04 232,PD,DR,SA.

G. Authorized Certificate of Appreciation to former City employee, Joell Snell, Police Department.

H. Approved Amendment No. 1 to Agreement 8653 with G.D. Nielson Construction, Inc., for construction of the Las Flores Park Tot Lot, to increase contract amount by $36,761.60 for a total of $81,919.60. (Martin abstained).

I. Adopted Resolution R2005 49 (authorizing the sale of 35 Bremen Court (Pioneer Village Subdivision, 88 074) relinquishing the City's First Option to Purchase to buyers J. Guadalupe Sanchez and Maria Canchola) and authorized the Housing Director to execute necessary documents.

J. Adopted Resolution R2005 50 (authorizing the sale of 7 Bremen Court (Pioneer Village Subdivision, 88 074) relinquishing the City's First Option to Purchase to buyers Curtiss and Melanie Gray) and authorized the Housing Director to execute necessary documents.

K. Confirmed Mayor's appointments: (1) Mayor Techel and Vice Mayor Block, County Industrial Areas Subcommittee; and (2) Terry Gonsalves (Police Department) as the City liaison to Community Action of Napa Valley (CANV).

L. Adopted Resolution R2005 51(accepting Grant Deed and approving associated Covenant Agreement with Syar Industries, Inc., pertaining to the acquisition of a portion of APN 046 450 043 for the Imola Tank Project (91 6021 2 014 57)).

M. Adopted Resolution R2005 52 (awarding the Milliken Dam Seismic Modifications design contract to URS Corporation in the amount of $74,000; and authorizing the transfer of $30,000 from the Water Fund).

N. M/S Martin & Krider, approved of Memorandum of Understanding with the County of Napa relating to use of the Napa Materials Diversion Facility (MDF) and authorized the Finance Director to execute necessary documents. Vote: 5-0.

4. CLOSED SESSION(S):

A. CONFERENCE WITH LABOR NEGOTIATORS, GC 54957.6, City Manager Pat Thompson, Assistant City Manager Nancy Weiss, Management Analyst Mark Prestwich, Finance Director Jed Christensen and the City's Negotiators Charles Sakai and Emily Prescott, discussion and direction regarding status of negotiations with: (1) Mid-Management Unit of the Napa Police Officer's Association; (2) Napa City Employee's Association (NCEA); (3) Association of Managerial and Professional Employee's (AMP); (4) Napa City Firefighter's Association (NCFA); (5) Napa Fire Department Mid Management Group; (6) Napa Police Officer's Association (NPOA)

Recess 6:25 – 6:30 p.m.

6:30 PM NAPA CITY COUNCIL REGULAR MEETING – Continued

5. PLEDGE OF ALLEGIANCE – Lorraine Hargrove led the pledge

6. REPORT ON CLOSED SESSION – no reportable action

7. PUBLIC COMMENTS

Mayor Techel read a Proclamation proclaiming May 14, 2005 as the Annual Food Drive date sponsored by the National Association of Mail Carriers.

Police Chief Rich Melton presented Dispatcher Lorraine Hargrave with the Jefferson Award through the American Institute for Public Service.

Steve Singer asked for enforcement of use permit conditions regarding parking buses for the Hopewell Baptist Church.

Sharleen Horton, Napa Valley Shelter Project, spoke in support of the Annual Food Drive.

Muriel Fagiani, repeated afternoon comments regarding the Channel Project ordinance.

8. CONSENT HEARINGS

M/S Martin & Block, Council approved items listed noting hearing items would be considered, called, opened, closed, no public input received, and findings made in accordance with Staff and Planning Commission recommendations. Vote 5-0.

A. 2005 – 2010 Consolidated Plan, adopted Resolutions:
   (1) R2005 53 (approving the submittal of the 2005-10 Consolidated Plan); and
   (2) R2005 54 (approving the CEQA determination and funding for the following activities included in the 2005-06 One Year Action Plan for Community Development Block Grant (CDBG) funding with Mayor Techel abstaining from the Napa Housing Authority Non Profit CIP Facility Improvement project: Public Service – CANV homeless shelter and NEWS battered women's shelter; Planning and Administration – Greater Napa Fair Housing Center and CDBG Administration; Community Development – Napa Housing Authority Housing Rehab / and Lead Paint Program, City of Napa Los Robles Sidewalk Replacement / Handicap Access Ramp Installation, Napa Housing Authority Non Profit CIP Facility Improvements and Napa Senior Center 1518 Jefferson Street Facility Improvements); and
   (3) Authorized the CDBG Grant Application to the U.S. Department of Housing & Urban Development (HUD) fir Fiscal Year 2005-06.

9. HEARINGS AND APPEALS

A. Policy Resolution No. 16 – Citywide Fees and Charges

City Manager Pat Thompson reviewed the process for annual review of citywide fees and charges. Community Resources Director Mike McCarty reviewed the changes proposed to fees within the Community Resources Department correcting fees proposed for facility reservations.

Mayor Techel opened the public hearing. There were no comments. M/S Martin & Krider, Council closed the public hearing and approved amendments to Policy Resolution No. 16 – Citywide Fees and Charges pertaining to (1) Community Resources – facility rental fees, Senior Center Facility fees, softball fields, park use and general (noting corrections made at the meeting); (2) Police Department; (3) Fire Department – Fire and Paramedic Development Fee; (4) Public Works – Water Division; (5) Public Works – Street Improvement; (6) Public Works – Engineering; (7) City Clerk and Miscellaneous citywide fees; (8) Public Works – Building. Vote 5-0.

10. ADMINISTRATIVE REPORTS

A. 2005 – 2007 Fiscal Budget

Staff asked for direction in preparation for the 2005 – 2007 Fiscal Budget hearing. Council agreed to pursue options for increasing taxes and fees and directed that a workshop be set for Tuesday, May 24, 2005 (1) 3:30 p.m. to discuss projects, services and priorities; and (2) 6:30 p.m. to discuss revenue options.

12. ADJOURNMENT – 7:21 p.m.

_____
JILL TECHEL, MAYOR

ATTEST:_____
PAMYLA MEANS, CITY CLERK

APPROVED: _____
Date

STATE OF CALIFORNIA)
COUNTY OF NAPA) SS
CITY OF NAPA)

I, Lisa Harper, Deputy City Clerk in and for the City of Napa, State of California, do hereby certify the attached to be a full, true and correct copy of Resolution R2005 54, dated May 3, 2005, as the same appears on record in my office, with the original of which said copy has been compared by me, and is a true transcript therefrom.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the Seal of said City, at my office in the City of Napa, this 11th day of May, 2005.

Lisa Harper

Lisa Harper, CMC, Deputy City Clerk
City of Napa

RESOLUTION R2005 54

RESOLUTION OF THE COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, ADOPTING THE CITY OF NAPA'S ONE YEAR ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR FISCAL YEAR 2005-06

WHEREAS, the National Affordable Housing Act of 1990 requires all jurisdictions receiving Federal housing assistance funds to prepare and have certified by the U.S. Department of Housing & Urban Development (HUD) "a Consolidated Housing and Community Development Plan"; and

WHEREAS, the City of Napa has approved the Consolidated Plan for the years 2005-2010 and receives Community Development Block Grant (CDBG) funds and expects to apply for other federal housing assistance; and

WHEREAS, the Community Development Block Grant Citizen's Committee held three (3) public meetings for application hearings on January 19, January 26, and February 16, 2005 for Fiscal Year 2005-2006; and

WHEREAS, the City Council of the City of Napa, State of California, held two noticed public hearings on the One Year Action Plan on March 15, 2005 and May 3, 2005; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Napa as follows:

Section 1. The City Council, adopts CEQA determinations for the list of proposed projects in the One Year Action Plan for funded activities for CDBG One Year Action Plan for Fiscal Year 2005-06 for (I) Public Service: CANV-Homeless Shelter System and NEWS- Battered Women and Children Bilingual Counselor; (II) Planning and Administration: Greater Napa Fair Housing Center and CDBG Administration; (III) Community Development: Napa Housing Authority-Non Profit Facility Improvements, Napa Housing Authority-Housing Rehab/Lead Paint Program, City of Napa-Los Robles Sidewalk Replacement/Handicap Access Ramps Installation, City of Napa-Senior Activity Center/1518 Jefferson Street Rehab with Mayor Techel abstaining from the Napa Housing Authority-Non Profit Facility Improvements.

Section 2. The City Council adopts the One Year Action Plan and directs the Mayor to execute required certificates found in the Plan regarding the City's fair housing practices, a residential anti-displacement and relocation assistance plan, providing a drug free workplace, and anti-lobbying disclosure statement and an authority of jurisdiction statement.

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the City Council of the City of Napa at a regular meeting of said City Council held on the 3rd day of May, 2005 by the following roll call vote:

AYES: Krider, van Gorder, Martin, Block and Techel

NOES: None

ABSENT: None

ATTEST: _____
CITY CLERK OF THE CITY OF NAPA

STATE OF CALIFORNIA)
COUNTY OF NAPA) SS
CITY OF NAPA)

I, Lisa Harper, Deputy City Clerk in and for the City of Napa, State of California, do hereby certify the attached to be a full, true and correct copy of Resolution R2005 54, dated May 3, 2005, as the same appears on record in my office, with the original of which said copy has been compared by me, and is a true transcript therefrom.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the Seal of said City, at my office in the City of Napa, this 11th day of May, 2005.

Lisa Harper, CMC, Deputy City Clerk
City of Napa

RESOLUTION R2005 54

RESOLUTION OF THE COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, ADOPTING THE CITY OF NAPA'S ONE YEAR ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR FISCAL YEAR 2005-06

WHEREAS, the National Affordable Housing Act of 1990 requires all jurisdictions receiving Federal housing assistance funds to prepare and have certified by the U.S. Department of Housing & Urban Development (HUD) "a Consolidated Housing and Community Development Plan"; and

WHEREAS, the City of Napa has approved the Consolidated Plan for the years 2005-2010 and receives Community Development Block Grant (CDBG) funds and expects to apply for other federal housing assistance; and

WHEREAS, the Community Development Block Grant Citizen's Committee held three (3) public meetings for application hearings on January 19, January 26, and February 16, 2005 for Fiscal Year 2005-2006; and

WHEREAS, the City Council of the City of Napa, State of California, held two noticed public hearings on the One Year Action Plan on March 15, 2005 and May 3, 2005; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Napa as follows:

Section 1. The City Council, adopts CEQA determinations for the list of proposed projects in the One Year Action Plan for funded activities for CDBG One Year Action Plan for Fiscal Year 2005-06 for (I) Public Service: CANV-Homeless Shelter System and NEWS- Battered Women and Children Bilingual Counselor; (II) Planning and Administration: Greater Napa Fair Housing Center and CDBG Administration; (III) Community Development: Napa Housing Authority-Non Profit Facility Improvements, Napa Housing Authority-Housing Rehab/Lead Paint Program, City of Napa-Los Robles Sidewalk Replacement/Handicap Access Ramps Installation, City of Napa-Senior Activity Center/1518 Jefferson Street Rehab with Mayor Techel abstaining from the Napa Housing Authority-Non Profit Facility Improvements.

Section 2. The City Council adopts the One Year Action Plan and directs the Mayor to execute required certificates found in the Plan regarding the City's fair housing practices, a residential anti-displacement and relocation assistance plan, providing a drug free workplace, and anti-lobbying disclosure statement and an authority of jurisdiction statement.

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the City Council of the City of Napa at a regular meeting of said City Council held on the 3rd day of May, 2005 by the following roll call vote:

AYES: Krider, van Gorder, Martin, Block and Techel

NOES: None

ABSENT: None

ATTEST: _____
CITY CLERK OF THE CITY OF NAPA

STATE OF CALIFORNIA)
COUNTY OF NAPA) SS
CITY OF NAPA)

I, Lisa Harper, Deputy City Clerk in and for the City of Napa, State of California, do hereby certify the attached to be a full, true and correct copy of Resolution R2005 53, dated May 3, 2005, as the same appears on record in my office, with the original of which said copy has been compared by me, and is a true transcript therefrom.

IN WITNESS WHEREOF I have hereunto set my hand and affixed the Seal of said City, at my office in the City of Napa, this 11th day of May, 2005.

Lisa Harper

Lisa Harper, CMC, Deputy City Clerk
City of Napa

RESOLUTION R2005 53

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING THE 2005-2010 CONSOLIDATED PLAN

WHEREAS, the Federal Department of Housing and Urban Development (HUD) requires that the City of Napa update its Five Year Consolidated Plan Strategy in order to remain in compliance with the regulations that allow the City to receive Federal Community Development Block Grant (CDBG) funds; and

WHEREAS, the City of Napa has held the appropriate Public Hearings in order to receive public comment on the needs of the community and on the priorities of the Updated Consolidated Plan; and

WHEREAS, the City has prepared an update to the current Consolidated Plan, incorporating the comments received on the plan; and

WHEREAS, the City wishes to approve the 2005-2010 Consolidated Plan in order to remain in compliance with HUD regulations.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Napa, State of California, that the City Council hereby approves of the 2005-2010 Consolidated Plan and authorizes its submittal to HUD for review.

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the City Council of the City of Napa, at a regular meeting of said City Council held on the 3rd day of May, 2005, by the following roll call vote:

AYES: Krider, van Gorder, Martin, Block and Techel

NOES: None

ABSENT: None

ATTEST: _____
CITY CLERK OF THE CITY OF NAPA

City of Napa

FIRST PROGRAM YEAR ACTION PLAN

2005-2006

Submission to:

U.S. Department of Housing and Urban Development

MAY 2005

First Program Year Action Plan

The CPMP First Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted 5/15/05	**Applicant Identifier**	**Type of Submission**	
Date Received by state	**State Identifier**	**Application**	**Pre-application**
Date Received by HUD	**Federal Identifier**	☐ **Construction**	☒ **Construction**
		☒ **Non Construction**	☐ **Non Construction**
Applicant Information			
Jurisdiction: City of Napa		**UOG Code:** UOG Code	
Street Address: 1100 West St		**Organizational DUNS:** 07-015-83-99	
		Organizational Unit:	
City: Napa	**State:** CA	**Department:** Community Resources Dept.	
ZIP: 94559	**Country:** USA	**Division:**	
Employer Identification Number (EIN):		**County:** Napa	
94-6000380		**Program Year Start Date:** July 1	
Applicant Type:		**Specify Other Type if necessary:**	
Local Government: City			
Program Funding		**U.S. Department of Housing and Urban Development**	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		**14.218 Entitlement Grant CDBG**	
CDBG Project Titles City of Napa CDBG Program		**Description of Areas Affected by CDBG Project(s)** Projects are city wide	
$CDBG Grant Amount $789,106	**$Additional HUD Grant(s) Leveraged**	**Describe**	
$Additional Federal Funds Leveraged		**$Additional State Funds Leveraged**	
$Locally Leveraged Funds		**$Grantee Funds Leveraged**	
$Anticipated Program Income $170,000		**Other (Describe)** Reprogrammed CDBG funds from prior years. $271,000	
Total Funds Leveraged for CDBG-based Project(s)			
Home Investment Partnerships Program		**14.239 HOME**	
HOME Project Titles		**Description of Areas Affected by HOME Project(s)**	
$HOME Grant Amount	**$Additional HUD Grant(s) Leveraged**	**Describe**	

	Leveraged		
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged	
$Locally Leveraged Funds		$Grantee Funds Leveraged	
$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			

Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
$HOPWA Grant Amount	$Additional HUD Grant(s) Leveraged		Describe
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged	
$Locally Leveraged Funds		$Grantee Funds Leveraged	
$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			

Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
$ESG Grant Amount	$Additional HUD Grant(s) Leveraged		Describe
$Additional Federal Funds Leveraged		$Additional State Funds Leveraged	
$Locally Leveraged Funds		$Grantee Funds Leveraged	
$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			

Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		☐ Yes	This application was made available to the state EO 12372 process for review on DATE
		☒ No	Program is not covered by EO 12372
☐ Yes	☒ No	☒ N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name: Amy		Last Name: Williams
Title: Management Analyst	Phone: 707-257-9682	Fax: 707-257-9532
eMail: awilliams@cityofnapa.org	Grantee Website: www.cityofnapa.org	Other Contact:
Signature of Authorized Representative		Date Signed
Jill Techel		5/5/05

CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

☐ This certification does not apply.
☒ This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
   a. The dangers of drug abuse in the workplace;
   b. The grantee's policy of maintaining a drug-free workplace;
   c. Any available drug counseling, rehabilitation, and employee assistance programs; and
   d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
   a. Abide by the terms of the statement; and
   b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
   a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
   b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Jill Techel

Signature/Authorized Official

5/5/05

Date

Jill Techel

Name

Mayor

Title

955 School Street

Address

Napa, CA 94559

City/State/Zip

707-257-9500

Telephone Number

☐ This certification does not apply.
☒ This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);

12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2004, 2005, 2006, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

    However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

    The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

Jill Techel

Signature/Authorized Official

5/5/05

Date

Jill Techel

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Jurisdiction

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☐ This certification is applicable

OPTIONAL CERTIFICATION
CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

☒ This certification does not apply.
☒ This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

> The use of **HOME** funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

☒ This certification does not apply
☒ This certification is applicable

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,

2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

☒ This certification does not apply.
☒ This certification is applicable.

ESG Certifications

I, , Chief Executive Officer of **Error! Not a valid link.**, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.

2. The building standards requirement of 24 *CFR* 576.55.

3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.

4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.

5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.

7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.

8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.

9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.

10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.

12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.

13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

☐ This certification does not apply.
☒ This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Drug-Free Workplace Certification
1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of Napa Community Resources Department	1100 West St	Napa	Napa	CA	94559

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled
Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal

criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

a. All "direct charge" employees;
b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

Jill Techel — Signature/Authorized Official

5/5/05 — Date

Jill Techel

Name

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Narrative Responses

GENERAL

Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed during the next year.

Program Year 1 Action Plan Executive Summary:

The One Year Action Plan describes the expected resources and specific program actions that the City of Napa will undertake during the Fiscal Year 2005-2006 period to achieve the priorities identified in the City's Five Year Strategic Plan which is detailed in the Consolidated Plan. The Annual Plan for Fiscal Year 2005-06 recommends CDBG funds to the following activities:

I.	**PUBLIC SERVICE**	
	CANV: Homeless Shelter *Location: 725 Coombs Street,2521 Old Sonoma Rd, and 1301 Fourth Street, Napa.*	$117,076
	NEWS: Battered Women and Children-Bilingual Counselor *Location: Suppressed*	$ 26,790
	Subtotal Funds	**$143,866**
II.	**PLANNING AND ADMINISTRATION**	
	Greater Napa Fair Housing Center *Location: Services available city-wide*	$ 51,007
	CDBG Administration	$140,814
	Subtotal Funds	**$191,821**
III.	**COMMUNITY DEVELOPMENT**	
	Napa Housing Authority: Housing Rehab/ and Lead Paint Program *Location: Based on income eligibility* *Includes estimated use of Program Income ($170,000)*	$302,006
	Napa Housing Authority: Non-Profit CIP Facility Improvements *Location: Multiple, see following narrative*	$267,413
	City of Napa: Sidewalk Repair Program *Location: CT 2002 Low Income Areas*	$225,000
	City of Napa: Handicap Ramp Program *Location: CT 2002 Low Income Areas*	$ 10,000
	City of Napa: 1518 Jefferson St-Senior Center Facility Rehab	$ 90,000
	Subtotal Funds	**$ 894,419**
	TOTAL CBDG FUNDS	**$1,230,106**

Proposed Accomplishments

Public Service: The funds for the homeless shelters and battered women's shelter will provide temporary safe havens for those fleeing domestic violence, those who have lost housing, and those who have been put in a homeless situation for any number of circumstances. The shelters will enable these persons to receive temporary housing, counseling, and referral services to help them regain their independence. The comprehensive homeless shelter system proposes to assist 685 people with their various services and the battered women's shelter proposes to help 145 women & their children during the 2005-06 fiscal year. These services are necessary to provide the basic levels of assistance for those who are homeless or at-risk of becoming homeless. This homeless shelter system also includes a rental assistance program.

Planning and Administration: Funds for fair housing services will aid 500 people through referral services, provision of educational information regarding fair housing, mediation, discrimination reconciliation, testing, and assistance. These services are available citywide and are designed to alleviate tenant-landlord disputes which often lead to persons becoming homeless or at-risk of losing their housing.

Community Development: Facilities for handicap persons are a priority in the City's 5 Year Consolidated Plan. CDBG funds will be used to construct handicap accessible ramps in the low income census tract 2002, Los Robles Area. This project is a step towards making all public facilities accessible to those who are physically challenged.

Sidewalk repair to displaced and deteriorated sidewalks in census tract 2002 will continue to be a priority, with approximately 2800 residents being assisted during this upcoming fiscal year with CDBG funds. Sidewalk repairs will be concentrated in the area known as "Los Robles".

Funds for rehabilitating the City's housing stock owned/occupied by low income persons also continues to be a community development priority. The goal for the 2005-06 program year is to rehabilitate 10 single family units and 2 multi-family units. Management of a large loan portfolio will also continue to be a priority to ensure timely loan payments & eligibility of recipients. Additionally, reducing the hazards of lead based paint, especially for low income residents, is a priority in the Consolidated Plan. Funds have been allocated again in the 2005-06 program year to address lead based paint hazards.

The Capital Improvement Project application submitted by the Napa Housing Authority on behalf of the Non-Profit Coalition will complete facility improvements to 12 different facilities representing 7 different non-profit agencies that provide services to the low income residents of the City of Napa. Services include low-income childcare, mental health counseling, homeless shelter assistance, rental assistance, services to low income children, etc. Improvements include a roof and gutter replacement, flooring replacements, heating upgrades, a patio extension and pool removal, exterior and interior painting, new playground equipment installation, stair rehab, installation of a security fence, and fireplace repair.

The Consolidated Plan identifies the need for increased Senior services as the number of Senior residents in Napa continues to grow. The rehabilitation of one of the Senior Center facilities located at 1518 Jefferson St. will provide much needed additional space for Senior activities. The facility will be used for meetings, clubs, and supports groups, and it offers a much more private and conducive environment

for these types of activities. CDBG funds were used to purchase the facility in 1997, and it was used as a rental unit for low income residents. However, the facility sustained substantial damage during those years, and one time funds are now being requested to repair the facility. The Senior Center serves over 4,000 residents per year.

Nature and Location of Projects

Public Service: The City focuses public service funds on people needing basic human needs, food, and shelter. The homeless shelter system and battered womens' shelter continue to provide services to those homeless or at-risk of becoming homeless. These services are available citywide to City of Napa residents, therefore a specific location is not applicable to these services. The City's single person's shelter and family shelters are located in low/moderate income census tracts within the City of Napa.

Community Development: The Community Development funds are focused on priority areas, which include low income census tracts with higher areas of minority concentrations (over 20%).

The Sidewalk Repair Program is located in census tracts 2002, which contains over 60% low income persons with a Hispanic population of approximately 15%. The handicap access ramps will also be located in census tract 2002.

Both the lead based paint and housing rehabilitation programs are available citywide, and are based on hazard or income eligibility, respectively. Napa's low income census tracts 2002 and 2005 tend to have the largest occurrences of homes with lead based paint hazards and the largest need for rehabilitation of single family and multi family units occupied by low and moderate income persons.

The Non-Profit CIP facilities are located throughout the City of Napa. However, these facilities serve Napa's low income residents through their various social services such as homeless shelter assistance, child care, rental and housing services to low income children and families, including pregnant teens.

Resources/Sources of Funds

At this time, the City of Napa is an entitlement city for CDBG funds only. The City does not receive HOME or HOPWA funds as a direct entitlement. HOME funds are competitive at the State level, and the City will continue to apply as viable and eligible projects develop.

The City's homeless shelter systems will continue to leverage private donations, grants from organizations such as the Queen of the Valley, United Way, and Emergency Shelter funds, funds from the Department of Maternal and Child Health, Office of Crirninal Justice and Planning, Victims of Crime Act, County Health and Human Services, and other local municipalities. In addition, the fair housing program is leveraging its CDBG funds with monies from the Wine Auction, HUD's Fair Housing Initiatives Program, private donations, and fundraising.

Fair Housing

The Greater Napa Fair Housing Center (GNFHC) provides general housing advice to both tenants and owners, which includes mediation services, fair housing counseling and referral and enforcement services.

In response to community needs, the GNFHC is expanding outreach to people in the community who may be subject to violations of the Fair Housing Act. The purpose is twofold – to provide remedies to victims of housing discrimination and to send a message that illegal housing discrimination will not be tolerated in our community. The fair housing center provides information and assistance to civil rights groups, housing counseling agencies, social services agencies, disability rights agencies, neighborhood organizations, the local college, clergy, non-profits, and parent/teacher associations, and other organizations that represent the minority community.

Based on identified community needs, the agency is also expanding its outreach efforts. An effective, credible outreach program helps to address impediments to fair housing choice and increase the confidence of members of the protected groups to take action and report suspected violations of the laws. It is expected that education and outreach will result in more complaints that will be handled through a formal referral process to HUD and the state Department of Fair Employment and Housing.

GNFHC will continue to provide fair housing literature in English and Spanish to community members, government, public and private agencies as well as through other points of distribution. A web site in both Spanish and English is also being planned.

Other Actions

To help address the obstacles in meeting the needs of the homeless, at-risk populations, and persons with special needs, the City will continue to meet with the CDBG Task Force and the Non Profit Coalition. The Non Profit Coalition is a group of non-profit organizations and service providers in the City of Napa that provide homeless, housing, and homeless prevention services to the residents of Napa. This coalition meets monthly to share information and resources and plan for the best delivery of services to the largest percentage of people.

In addition, the City will continue to seek and apply for HOME funds at the competitive State level as projects are made available. The City will continue to work with the Napa Housing Authority in searching for funds to address these needs. The City will also work closely with the Napa County Health and Human Services Delivery System to better coordinate these types of services to those in need in Napa.

Lastly, the City Council passed an Inclusionary Housing Ordinance which requires developers to make at least 10% of any new construction development affordable to low income families. This includes an in lieu fee that may be charged on developments with less than 10 units, or for commercial construction. This fee provides funds that can be leveraged to assist with the development of affordable housing.

The City will also continue to broaden its outreach to the community to enhance citizen participation with the Action Plan. Some activities might include public hearing noticing in Spanish, workshops held with the nonprofit coalition in Napa, and

additional postings at such locations as the City's Fair Housing Center, County offices and with the CDBG Task Force.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

Program Year 1 Action Plan General Questions response:

The City of Napa directs CDBG funding to all qualifying minority and/or low income individuals. The City uses HUD's definition of low income, which includes those households whose incomes do not exceed 80% of the median income for that area. The City targets all low income residents for CDBG funding as well as census tract block groups containing over 50% low income persons. As an example, the City uses CDBG funds for sidewalk repair and handicap access ramp programs in a well known low income neighborhood which has 61% low/moderate income persons residing within its boundaries. The project meets the goals of the Action Plan's outline for completion of infrastructure improvements in low/mod census tract areas. This neighborhood is receiving several phases of sidewalk and handicap access ramp work in order to make the neighborhood more accessible to those who are physically challenged and to correct deteriorated sidewalks in this neighborhood.

CDBG funds will continue to fund sidewalk repairs in this geographic location for the next five years or until the work is complete. CDBG funds will also continue to support qualifying low income individuals and neighborhoods. The City will invest CDBG funds in public services, public facilities, infrastructure needs, historic preservation needs, and economic development needs.

The City has a strong working relationship with key public service providers in Napa, and relies on this network of residents to assist in the prioritization of CDBG funding each year. To this extent, the City will continue to work with the Non Profit Coalition, City Council, CDBG Citizens Committee, and the public to address the obstacles to meeting underserved needs in the community.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 1 Action Plan Managing the Process response:

The City of Napa has identified three city departments who will share responsibility for coordination of the consolidated planning and submission process. The departments include the Community Resources Department (CRD), The Housing Authority of the City of Napa (HACN), and the Community Development Department (CDD). CRD is responsible for the administration and implementation of CDBG funds. HACN is responsible for the administration and implementation of housing and homeless assistance programs and new affordable housing developments in the City of Napa. CDD is responsible for the development and implementation of the City's long range land use policies and goals as reflected in the City's state mandated General Plan. The General Plan includes the Housing Element, which outlines goals, policies, and programs to assist in meeting the City's housing needs.

The Consolidated Plan was developed with the help of the Napa Valley Non Profit Coalition, a county-wide coalition of over 40 non profit and governmental agencies. Membership of the coalition includes both the city and county Housing Authorities, the Napa County Health and Human Services Agency (HHSA), Napa Valley Community Housing (NVCH), the only local non profit housing developer, Community Action of Napa Valley (CANV), Napa Emergency Women's Shelter (NEWS), Family Service of Napa Valley, Napa Valley AIDS Project, HIV Network, Greater Napa Fair Housing Center (GNFHC), Progress Foundation, Catholic Charities, Clinic Ole, The Salvation Army, The Volunteer Center, and many other non profit service agencies.

The City will continue to coordinate with the above agencies during the program year through regular meetings and communication. Several meetings are scheduled at various times during the year to allow input on a variety of issues such as CDBG funding priorities. Additionally, the City schedules one meeting per year that enables the CDBG Citizen's Committee and the Napa Valley Non Profit Coalition to meet with City Council in an information workshop setting. This meeting is a critical part of how CDBG is allocated, and the City will continue to schedule this meeting every year. Equally, the City will continue to encourage participation from the above listed groups as well as from other non profit service agencies in Napa through outreach efforts.

Citizen Participation

1. Provide a summary of the citizen participation process.

2. Provide a summary of citizen comments or views on the plan.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Program Year 1 Action Plan Citizen Participation response:

The basic process identified below provides citizens with an opportunity to express their preferences about proposed community block grant activities. It enables the following: participation in the development and approval process of the Consolidated Plan and any amendments to either process; comment on the City's annual report; and participation in preparing the City's Annual One Year Action Plan. This involvement includes those citizens most likely to be affected by community development or housing activities, particularly low and moderate income persons and persons with special needs.

The City will amend its Consolidated Plan when one of the following changes occurs: (1) when a substantial change is made to the allocation/ranking of priorities or a substantial change is made in the method by which funds are distributed; (2) when and activity is to be carried out/funded that was not previously described in the action plan, including program income; or (3) when a substantial change occurs to the location of an activity, when the scope of work substantially changes, or when the project beneficiary changes. Changes to the City's CDBG application process will only be considered an amendment when it substantially deviates from the current process as described herein.

Substantial changes shall be defined as those revisions to the Plan that change the original intent of the activity, when it is clear that the change in priorities will impact the priority of which future funding of activities will occur, when the funded activities' scope of services as described in the Plan are significantly changed, or should and activity be funded which is not listed as part of the Action Plan.

CDBG APPLICATION AND CONSOLIDATED PLAN PROCESS

CDBG Citizens' Committee
The City Council solicits applications from the citizenry to serve on the Community Development Block Grant Citizens' Committee. Efforts are made to appoint citizens who are representatives of the business community, handicapped, disabled, senior citizens, youth, minority groups, low and moderate income persons, and other persons representing those persons directly affected by the community development block grant program.

The CDBG Citizens' Committee holds monthly, and as needed, weekly public meetings during the evening in the Committee Room at City Hall which is accessible to all interested persons. Accommodations are made for those persons with special needs or should there be a large population of non-English speaking participants.

The CDBG Citizens' Committee is charged with the specific tasks of:

A) Reviewing all prior funding years CDBG applications and federal regulations for the current application year.
B) Reviewing progress made in implementation of CDBG funded programs and projects, making recommendations for implementation or changes as needed.
C) Soliciting additional citizen and City staff views, proposals and recommendations regarding the community development program and for the use of CDBG funds for the current and subsequent years. The CDBG Citizens' Committee reviews said funding requests from citizens, local organizations, City agencies and departments.

D) Making written recommendations to the City Council for the current CDBG application as well as projected use for subsequent funding years.
E) Preparing and submitting their report to the City Council in time to hold public hearings and ultimate submission of a formal application of HUD.
F) Holding two (2) public hearings on the City's Consolidated Plan and amendments of the Plan, and its' annual report.

The CDBG Citizens' Committee solicits and encourages citizen participation by advertising the public meetings through various forms of news media. The public meeting agendas are also posted at public facilities such as the City-County Library, City Hall, Housing Authority, Community Resources and Community Services buildings. In addition, the individual Committee members are asked to encourage various citizens and groups they know to participate in the preparation and development of the community development block grant and to play a more active role in bringing issues before the Committee.

Staff assistance is provided to the CDBG Citizens' Committee and the public at all meetings. Additional professional/technical assistance is provided upon request to further clarify or address specific items under consideration. This assistance is also made available to the public as needed.

The CDBG Citizens' Committee, City staff, and City Council may acknowledge and respond to all proposals submitted. All proposals are responded to during the application process for the current year's funding cycle. All proposals submitted to the Committee that are deemed eligible are included in the application process for CDBG funding.

The Process
The CDBG Citizens' Committee holds several public meetings during the preparation and planning of the current year's application for the purposes of: receiving additional citizen comments and participation; considering public and City staff recommendations and reports; and any other items relative to the preparation of the community development block grant program and funding prior to taking action thereon.

The Community Resources Department prepares the preliminary Community Development Block Grant application for availability to the public. The Planning Department, Housing Authority and Community Resources Department prepare the Consolidated Plan, any amendments if needed, and/or the annual report for availability to the public.

The public is notified when CDBG applications are available and is invited and encouraged to review the application at various locations and apply for funding. Throughout the CDBG Program, the public is provided with copies, or access to, all pertinent data, federal regulations and significant requirements, i.e., total amount of entitlement funds, kinds of activities which are eligible and ineligible, reports, meetings, environmental matters, housing, etc, at various locations readily accessible to all interested persons.

Applications are received and then reviewed by staff for eligibility and scheduled for presentation to the CDBG Citizens' Committee at several of their public meetings. Included in the schedule are the two public hearings for the Consolidated Plan, any amendments, or its annual report.

The Committee conducts a series of public meetings where each eligible applicant presents their funding request. Citizen comments are solicited at each meeting. After completion of the public meetings, the Committee meets to finalize their funding recommendations for City Council. When completed, the Committee holds a workshop with the City Council to review the Committee's recommendations for CDBG funding. Two public hearings then held to receive comments on the proposed use of CDBG funding (One Year Action Plan) followed by a 30 day public comment period.

After the appropriate review and comment period elapses, the Community Resources Department prepares the final Consolidated Plan or One Year Update for adoption by City Council and submission to HUD for review and approval.

The City attempts to acknowledge and respond to all comments immediately. Whenever this is impracticable, a response shall be provided within two weeks from the date said complaint was received.

In addition to the Community Development Block Grant Citizens' Committee, ongoing citizen participation structures are as follows:

NAPA COUNTY HOUSING ALLIANCE- representing the various non-profit agencies and health and human services agencies in Napa that deliver housing and housing/homeless related services in Napa. The Alliance submits comments regarding housing and homeless related priorities and recommendations for CDBG funding. Membership includes: Napa Housing Authority, First Presbyterian Church, Housing Association of Napa Development, Napa County Council for Economic Opportunity, Napa County Housing Authority, Napa County Health & Human Services, Napa Emergency Women's Shelter, Napa Valley Family Homes, Family Services of the North Bay, AIDS Project, JHL Commercial & Investment Properties, and Fair Housing Napa Valley Inc.

CULTURAL HERITAGE COMMITTEE- was established and charged with the specific task of developing a plan for the creation and/or expansion of cultural facilities within the City of Napa and to make a proposal to the City Council with regard thereto, together with specific proposals for the funding thereof.

NAPA COUNTY LANDMARKS, INC.- works closely with the City of Napa throughout the year and specifically with the Landmarks Preservation Advisory Board.

In addition to generating ideas and addressing concerns related to housing and community development, the aforementioned agencies impact the operation and evaluation of housing and community development block grant programming and are actively involved during the planning process of the Consolidated Plan. It is anticipated that these groups will continue to play a vital role in future programming of community development block grant funds through a variety of formal and informal means. Their input during the planning of the Consolidated Plan and its amendments is encouraged.

In carrying out the program, whether that involves continuing activities in existing program areas or project planning for new areas, citizens and neighborhood committees will be involved in the development of the City's Community Development Block Grant Program and Consolidated Plan. The annual reports will be available to the public for comment as will as any amendments to the Consolidated Plan, as previously mentioned.

The City will continue to broaden its outreach to the community to enhance citizen participation with the Action Plan. Some activities might include public hearing noticing in Spanish, workshops held with the nonprofit coalition in Napa, and additional postings at such locations as the City's Fair Housing Center, County offices and with the CDBG Task Force.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 1 Action Plan Institutional Structure response:

The City's Housing Element policies identify a Responsible Agency to carry out each housing program, included CDBG. That agency is usually a City department most closely aligned with a particular program. The City does not directly develop new housing and has not received authority to develop public housing from the voters as required by the California Constitution. Further, CDBG funds are not used for housing construction related activities in Napa.

The institutional structure of each program varies depending on the goals of the program. Specific information related to each program is provided in the Strategic Plan section of the Consolidated Plan. In terms of entitlement programs, the City of Napa only utilizes CDBG funds. The institutional structure of the CDBG program involves several City departments, a citizen's advisory committee, City Council, and the Napa Non Profit Coalition. Each year, the CDBG Citizens' Committee makes recommendations for the disbursement of CDBG funds to the City Council. The City Council then approves the final funding decisions. The Non Profit Coalition is involved in nearly every step in the decision making process. The role of various City departments is critical to the development and submission of annual reports to HUD, including the Consolidate Plan, CAPER, and One Year Action Plan. The Community Resources Department, Napa Housing Authority, Community Development Department, and City Manager's Office work together to develop these reports.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 1 Action Plan Monitoring response:

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

The City uses a Subricipient 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.

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, subrecipients have 14 days to correct any issues. To enhance program compliance enforcement, the City also includes language in the Subrecipient Agreement that stipulates contract suspension or termination if a subrecipient fails to correct substandard performance. The Agreement also includes enhanced enforcement language regarding the submission of the annual audits and financial statements required by OMB Circular A-100. If, for any reason, the Subrecipient's annual audit/financial statements are not received by the City by September 30 each year, any current year payment request is paid at one-half (1/2) of its requested balance. This payment adjustment policy continues until such time as the audit/financial statement requirement is completed. If the required documents are not received at the end of a consecutive four (4) month period after the September 30 due date, they fully suspends all payment reimbursement requests.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

Program Year 1 Action Plan Lead-based Paint response:

The City of Napa uses CDBG funds to operate a Lead Based Paint Abatement Program with the Napa Housing Authority. All low income residents of Napa are eligible for the program and lead based paint testing typically works in conjunction with the Napa Housing Authority's Rehabilitation Loan Program for low income residents.

As most of the housing units assisted with CDBG funds are older than 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 Napa Housing Authority's Lead Based Paint Program, the City also performs lead based paint testing on any properties affected by CDBG funds and built prior to 1978. However, the majority of the City's lead based paint testing is managed by the Napa Housing Authority.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

PRIORITY A: VERY LOW AND LOW INCOME RENTER FAMILIES

Analysis:

Non-elderly very low income family renters were assigned the highest priority in all support activity types. This group is most in need of assistance which will require an increase in the affordable rental housing stock available and assistance that rehabilitates substandard living units. This group also often requires additional rental assistance to reduce the cost-burden of the relatively high rents found throughout the Bay Area and to bridge the gap between the costs of developing new units and affordable rents.

According to the Association of Bay Area Governments preliminary estimations, 26 percent (853 units) of the City's housing needs over the next five years are for housing affordable to very low income households, and 16 percent (537 units) for low income households. The private market does not provide new housing affordable to very low income households. Moreover, in the tight rental market, low income tenants are often competing with moderate income tenants for the existing limited supply. Such competition often leads to bidding up the cost of rental housing to unaffordable levels. Those market units remaining affordable to very low income tenants are often substandard. Alternatively, very low income households may be forced to overcrowd units to spread costs among many marginal wage earners.

Non-elderly low income renter families received the highest priority among low income households for assistance. Between the years 2003 and 2005, 600 apartment units have been built with 10% of these units have been made affordable through the Inclusionary Program, there is still a need for affordable rental housing for the very low and low income renter families. The City of Napa will continue encouraging the development of additional rental housing through a number of programs.

Furthermore, the current rental stock is not affordable for very low and low income renter families. Only 12% of currently occupied units are affordable for families at 50% of median income, and only 8.7% for families making less than 30% of the median income. Less than 1/5 of the current rental stock is three-bedroom or more, and has the lowest vacancy rate. This makes it extremely difficult for large renter families to find any vacant 3-bedroom or larger housing units, let alone affordable housing.

Thus, providing additional housing assistance to very low and low income renter families is a high priority for the City of Napa. There are a number of obstacles that will need to be addressed in order to meet this need, including locating appropriately zoned developable sites, providing incentives for the private market to assist in producing the units, financial assistance to reduce total development costs, and overcoming citizen opposition to higher density rental housing.

STRATEGY DEVELOPMENT/INVESTMENT PLAN

ACTIVITY 1:

New Construction of Affordable Rental Units for Very Low and Low Income Renter Families

Five Year Goal: Develop 200 rental units, 35 for extremely low income families, 115 for very low income families, and 50 for low income families. The construction of additional affordable rental units for extremely low, very low and low income renter families will be a primary activity.

The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. Land Banking Program: Acquire high density sites for development citywide for the purpose of developing rental units for the Very low and low income renters.

2. Inclusionary Zoning and Density Bonus Program: Require all developers to produce a percentage of affordable units. Provide incentives for affordable units citywide for Very low and low income renters

3. Low Income Housing Tax Credit Program: Apply for federal financial assistance to subsidize or provide other capitalization for development. Use Citywide to develop rental units for extremely low, very low, and low income renters.

4. Local Housing Trust Fund: Utilize redevelopment tax increment set aside and other local funds citywide to reduce development costs. Very low and low income families.

5. HOME Rental Construction Program: Augment local funds available for citywide rental construction for extremely low, very low, and low income families.

6. Mortgage Revenue Bonds: Housing Authoirty will issue Mortgage Revenue Bonds for development of appropriate projects.

ACTIVITY 2:

Rehabilitate Substandard Rental Units for Very Low and Low Income Families

Five Year Goal: Rehabilitate 50 units of substandard rental units for extremely low, very low, and low income renters.

The rehabilitation of substandard rental units for extremely low, very low, and low income families is a primary activity for small households and a secondary activity for large renter households. Over 73% of the existing rental housing was built before 1980, with approximately one-third over 30 years old. Very low and low income families are more likely to occupy the older substandard housing in the city. In the City of Napa, a total of 2,590 housing units were built prior to 1940. Forty-nine percent are occupied by renters, with 82% very low and low income families.

The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. CDBG Rehabilitation Program: Provide funds at low interest to rehabilitate units for extremely low to low income renters. Target citywide rental units with the priority on areas housing extremely low to low income households.

2. HOME Rehabilitation Program: Augment local funds available for rehabilitation of citywide units for extremely low, very low, and low income renters.

3. Code Enforcement Program: Enforce existing codes and health and safety regulations citywide. Target rental units of very low and low income renters.

ACTIVITY 3:

Acquisition of Existing Multifamily Rental Housing

Five Year Goal: Acquire 50 units of existing rental housing and maintain it as affordable housing.

The acquisition of existing multifamily rental housing, particularly with three or more bedrooms, is a primary activity. The cost of acquiring and rehabilitating existing housing stock that is substandard can cost less than constructing new units and can, in many cases, be completed in less time. It also has the corollary benefit of improving the surrounding neighborhood, adding units to the existing affordable housing inventory, and does not increase the overall density in the area.

Additionally the City wants to conserve existing federally subsidized housing at risk of conversion to market-rate housing.

The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. Home Acquisition Program: Augment local and private funds available for acquisition. Target very low and low income renters citywide with priority to areas with 51% low income households.

2. Redevelopment Acquisition Program: Use 20% set aside funds to acquire properties citywide. Target extremely low to low income renters.

3. HOME and CDBG Rehabilitation Program: Provide funds to rehabilitate acquired properties citywide for extremely low, very low and low income renters.

4. Federal HOME Loan Affordable Housing Program: Provide funds to acquire properties citywide. Provide units for extremely low, very low, and low income families.

5. Low Income Housing Preservation Program: Monitor owners' plans and, if necessary, seek to acquire or assist in acquiring units citywide that are threatened with conversion to market rate. Target very low and low income families.

PRIORITY B: EXTREMELY LOW TO LOW INCOME HOMEOWNERS

Analysis:

Very low income existing homeowners in comparison to renter households have less of a severe cost burden (paying more than 50% of income for housing cost). Renter households are more likely to have a cost burden than very low income owners (61% vs. 58% for families making less than 30% of the median income and 28% vs. 35% for families making between 31% - 50% of the median income). For low income existing homeowners (51% - 80% median income) 17% of these owners have a severe cost burden.

However, very low and low income existing homeowners still have critical housing issues with over 43% of these households experiencing housing problems. They are more likely to be overcrowded, living in substandard and older housing, and often lack necessary funds and have difficulty borrowing in the prevailing market to maintain their homes.

Their main need is generally for assistance in rehabilitating and maintaining existing residences to a standard condition.

There are a number of obstacles that need to be overcome to rehabilitate owner occupied housing, including owner reluctance to apply for new debt loans, even when payments are deferred; lengthy processing delays due to Federal and State requirements for historic and flood plain properties, and leveraging private funds.

STRATEGY DEVELOPMENT/INVESTMENT PLAN

ACTIVITY 1:

Rehabilitate Substandard Owner-Occupied Housing for Very Low and Low Income Families

Five Year Goal: Rehabilitate 75 units of substandard owner occupied housing for extremely low, very low, and low income families.

The rehabilitation of substandard owner occupied housing will be a primary activity for extremely low, very low, and low income existing homeowners. The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. CDBG Rehabilitation Program: Provide funds at low interest rate to rehabilitate units citywide for extremely low, very low, and low income homeowners with priority to areas with 51% low income households.

2. HOME Rehabilitation Program: Augment local funds available for rehabilitation citywide units for extremely low, very low, and low income homeowners with priority to areas with 51% low income households.

3. Code Enforcement Program: Enforce existing codes and health and safety regulations citywide with priority on the extremely low, very low, and low income homeowners.

ACTIVITY 2:

Provide Homebuyer Assistance Opportunities

Five Year Goal: Assist 50 low income households to become first time homebuyers.

The City of Napa has concluded that a first time homebuyer program for very low income households is not an efficient use of limited resources. The high cost of for-sale housing in relation to the amount very low income households can afford to pay means a very high per-unit subsidy would be required to make for-sale housing affordable.

However, low income first time homebuyers received a high priority for the use of assistance funds. This group can often purchase older houses with a down payment assistance subsidy. These first time buyers receive the benefit of homeownership (including predictable and stable home-costs) and the community is benefited by increased diversity and stability. Often, over time, initial subsidies can be reduced or eliminated. Upon the sale of units, the City recaptures funds, which can be used to assist new families. Some State programs are oriented specifically for this group. The City also requires developers to include for sale housing to low income households in all new developments under it's recently adopted inclusionary ordinance. The Housing Authority monitors these transactions on behalf of the City.

Low income first time homebuyers are drawn from renter households making between 50% - 80% of median income. Assisting these families in becoming homeowners will make their rental units available on the market for other very low

and low income renter households. An analysis of the 2000 Census data clearly indicated that if you can assist a low income renter household to become a homeowner, the likelihood of the family experiencing any housing problem defined as occupying units with physical defects, overcrowding, or paying more than 30% of gross income toward housing costs significantly drops.

There are a number of obstacles that need to be overcome in order to assist first time homebuyers, including locating appropriate sites for new development, locating suitable existing ownership units that are affordable for acquisition or acquisition with rehabilitation, coordinating homebuyer assistance programs with permanent private mortgage financing, and developing a coordinated network of local realtors and lenders to work with the City of Napa to implement marketing and to monitor the first time homebuyer program.

The City's Five Year Goal will be to assist 50 low income households to become first time homebuyers. The provision of homebuyer assistance to low income first time homebuyers is a primary activity. In order for low income households to be able to afford and qualify to purchase a home, they are going to need a variety of homebuyer assistance programs. The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. Outreach and Counseling Program: Identify and assist eligible candidates to qualify for the program. Target low income first time homebuyers.

2. HOME and Redevelopment Down Payment Assistance Program: Provide down payment funds to assist first time buyers qualify for a loan. Target low income first time homebuyers citywide.

ACTIVITY 3:

New Construction of Affordable Homeownership Units for First Time Low Income Homebuyers

Five Year Goal: Develop 30 Homeowner units affordable to first time low income homebuyers.

The new construction of affordable homeownership units is also a primary activity. The Housing Authority of the City of Napa has developed restrictive regulatory documents to ensure long term affordability which have been approved by FHA, Fannie Mae and Freddie Mac. Additionally, with the City of Napa's current inclusionary ordinance, private developers are required to provide at least 10% of the units in a development to low income first time homebuyers. Should land become available, there are also local non-profits that have the ability to develop for sale housing at an affordable cost. The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. Self Help Housing Program: Reduce costs of development by allowing future owners to provide labor in the construction of units. Target low income first time homebuyers citywide.

2. Inclusionary Zoning and Density Program: Requires all developers to provide a percentage of affordable units for low income first time homebuyers.

3. Land Banking Program: Provide City owned sites at reduced (or no) cost to reduce development costs for development of housing units for low income first time homebuyers.

4. Local Housing Trust Fund: Utilize redevelopment tax increment set aside and Affordable Housing In-Lieu fees to reduce costs to development housing units for low income first time homebuyers.

5. HOME New Construction Program: Use federal funds to leverage local government and private funds for new construction of housing units for low income first time homebuyers.

PRIORITY C: Very Low and Low Income Homeless Persons and Non-Homeless Persons with Special Needs

Analysis:

Homeless Population and Persons with Special Needs are a very high priority for aid. Various sections of this Consolidated Plan and the City's Housing Element describe the special needs of such groups as the disabled, large families, mentally ill, farmworkers, persons with AIDS and others. Although support networks and special housing exist for many of these groups, with the significant increase in housing prices in the entire Bay Area, there is little housing available for this population without additional assistance. The areas of greatest need as identified by the Continuum of Care Gaps Analysis is the need to provide additional housing, both permanent and transitional, for the homeless (including farmworkers).

The present services for homeless consist of a shelter for adults without children (Sullivan Shelter) for 40 men and women over age 18, the Napa Emergency Women's Service shelter for battered women and their children, which can accommodate four families (12 people), and a the family shelter (Samaritan Family Center) which can house up to 10 single women and 7 families. The shelter providers have been able to secure a site each of the last several years to provide a winter emergency shelter in addition to the more permanent shelters. The owner of the building that houses the shelter for singles has indicated that they would like to reclaim the building for other purposes. The City continues to support the Non-profit shelter providers in the search for a suitable relocation site. There is also a Day Resource Center that assists with meeting the needs of increasd services and outreach for the street homeless.

As a result of the overall lack of shelters to serve homeless persons, the highest priority is to expand the City's capacity to provide shelter and to simultaneously find

an adequate ongoing source of operating funds to support the necessary facilities and services required for this population.

There is an acute lack of single room occupancy rental units for single individuals with service needs related to mental illness, alcohol and drug abuse, AIDS, and other related diseases.

The Director of the Napa Valley Shelter Project estimated that 60 to 80 homeless people are seeking shelter on any given night. It is estimated that 50% have an alcohol or drug abuse problem and that 20% - 30% have a severe mental illness in addition to their alcohol or drug abuse problem.

The Continuum of Care Committee has identified the current gaps in the service delivery system and prioritize the use of limited federal and local resources in preparing the Gaps Analysis and in setting priority's for the needs. The preliminary rank order of sub-populations was the following:

1. Homeless families (including domestic violence victims)
2. Homeless individuals
3. Mental health and or substance abuse clients
3. Farmworkers (tied with mental health)
4. Elderly/frail elderly requiring mobile home rent stabilization

The specific services and resources identified as most critical for preventing and reducing homelessness included the following in rank order:

1. Additional affordable rental housing development
2. Expanded case management capacity for the homeless and mentally ill families and individuals, including transitional housing
3. Expanded homeless prevention programs
4. Improved comprehensive data collection system to track and monitor service clients

STRATEGY DEVELOPMENT/INVESTMENT PLAN

ACTIVITY 1:

Maintain Homeless Rental Assistance

Five Year Goal: Maintain 25 Rental Assistance Vouchers

The provision of maintaining rental assistance is a primary activity. The Housing Authority of the City of Napa has a currently operating Transitional Housing Program that coordinates the provision of 25 Vouchers with supportive services provided by the Napa Valley Shelter Project and Napa Emergency Women's Shelter for battered women and their families and homeless families.

The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. Shelter Plus Care Program: Apply for federal funds to coordinate rental assistance citywide with local supportive services for homeless with disabilities for very low and low income homeless families; battered women and children.

ACTIVITY 2:

Development of New Shelter Facilties

Five Year Goal: Expand available beds, 49 beds, in emergency shelters and coordinate available social services to address special needs.

The acquisition of additional emergency shelter space is a primary activity. There is a critical need to find a permanent facility for emergency shelter for single men and women. The current facility is leased space that is not adequate for a shelter and is subject to be closed down at any time. Likewise, the existing battered women's shelter cannot accommodate all of the domestic violence victims in need of shelter. Many times, domestic violence victims have to be referred to other jurisdictions for assistance.

The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. Shelter Acquisition Program: Identify, acquire and rehabilitate appropriate buildings for emergency shelter in appropriately zoned sites . Target homeless families and individuals.

2. Acquisition Program, Domestic Violence Shelter: Apply for federal funds to purchase additional shelter for battered women. Target homeless victims of domestic violence.

3. Inclusionary Housing Fees: Use Inclusionary Housing fees collected from housing developers to purchase additional shelters.

4. Redevelopment 20% Set Aside Funds

ACTIVITY 3:

Development and construction of 24 bed transitional housing units.

Five Year Goal: There is a critical need to provide transitional housing for previously homeless individuals and families. The City and County of Napa will work with Continuum of Care Group and other community based organizations that provide housing assistance and supportive services to develop and construct the transitional housing.

PROGRAMS, TARGET GROUPS & AREAS:

1. Shelter Operation Funds, CDBG Funds: Identify and acquire adequate ongoing operating funds to support facilities and services for the homeless in appropriately zoned sites. Target homeless families and individuals.

2. Continuum of Care Program: Continue support of multi-agency committee to prepare and oversee a strategic homeless prevention plan. Target homeless families and individuals.

3. Housing Opportunities for Persons with Aids Program (HOPWA) - Competitive Component: Provide supportive services and rental assistance Individuals and families with AIDS and related diseases.

ACTIVITY 4:

Support of the Continuum of Care Homeless and Housing Delivery System

Five Year Goal: To continue to support and implement the comprehensive strategy identifying the needs in the homeless and housing service delivery system for the City and County of Napa. Continue to build the coordinating relationships between the City, County and the community based organizations that provide housing assistance and supportive services for the homeless and special needs populations.

The provision of services for homeless persons and non-homeless persons with special needs is a primary activity. As previously indicated, the Napa Valley Non-Profit Coalition is currently involved in a process of analyzing the current homeless and housing delivery system in Napa County, with a focus on coalition building, capacity analysis, and identification of current organizational strengths and weaknesses. The primary goal is to achieve consensus upon the most effective and efficient organizational structure for the homeless and housing service delivery system; to review and select models for implementation; to select a plan of action and structure with which to make changes; and to adopt a timeline and list of goals and objectives for implementing the changes.

The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. Shelter Operation Funds, CDBG Funds: Identify and acquire adequate ongoing operating funds to support facilities and services for the homeless in appropriately zoned sites. Target homeless families and individuals.

2. Continuum of Care Program: Continue support of multi-agency committee to prepare and oversee a strategic homeless prevention plan. Target homeless families and individuals.

3. Emergency Shelter Grants (EGS) - State Component: Improve services of existing shelters and expand capacity for services in appropriately zoned sites. Target homeless families and individuals.

5. Housing Opportunities for Persons with Aids Program (HOPWA) - Competitive Component: Provide supportive services and rental assistance Individuals and families with AIDS and related diseases.

PRIORITY D: LOW INCOME ELDERLY

Analysis:

Low Income Elderly are also a priority. In reviewing the Housing Needs Analysis tables the greatest need for the low income elderly is to assist with rehabilitation of rental and homeownership units. Although 70% of the low income elderly have some kind of housing problems, 300 new housing units have become available since the 2000 census. It has been determined that limited funds should be used to improve substandard housing.

ACTIVITY 1:

Rehabilitate Substandard Rental And Homeownership Units For Low Income Elderly Households

Five Year Goal: Rehabilitate 20 substandard rental and homeownership units for low income elderly renters and homeowners.

The rehabilitation of substandard rental and homeownership units for low income elderly households is another activity the City will pursue to meet this need. The goal with this activity is to rehabilitate existing substandard housing occupied by elderly households, including handicap accessibility improvements to increase the number of rental units that are accessible to people with handicaps and disabilities. The City of Napa will provide an incentive to rental property owners to make the accessibility improvements by developing a special component of our overall Rehabilitation Program that offers a deferred low interest loan for that portion of rehabilitation costs that are attributable to installing accessibility improvements. The City of Napa will use the following programs and resources in support of this activity:

PROGRAMS, TARGET GROUPS & AREAS:

1. CDBG Rehabilitation Program: Provide funds citywide at low interest to rehabilitate units for low income elderly/ disabled/handicap renters and homeowners.

2. HOME Rehabilitation Program: Augment citywide local funds available for rehabilitation for low income elderly/disabled/handicap renters and homeowners.

3. Code Enforcement Program: Enforce existing codes and health and safety regulations for low income elderly/ disabled/handicap renters and homewoners.

PRIORITY NEEDS SUMMARY

Public Facility Needs:

Funding of youth, neighborhood,child care centers, senior and park/recreation facilities comprises the need of facility improvements and handicap accessible improvements to these facilities. The addition of new facilities to serve youth in the City's low/mod census tracts is also a long term funding need.

Facilities which aid the homeless, battered women and children, at-risk youth, and the mentally disadvantaged and aid in their recovery and transition into the community are a need indentified as such under other public facilities.

Infrastructure Improvements:

Sidewalk repairs in the City's low/mod census tracts is a funding need over the next 5 years. These repairs will enhance the safety and welfare of the community.

Drainage improvements for the safety and welfare of the community in the City's low/mod census tracts in an on-going need that would benefit from CDBG funding.

Public Service Needs:

The need for public services is greater than available funds can provide.

Funding needs for both the physically and mentally handicapped continue. Funding needs include counseling, employment training, living skills training, education, etc. This population also needs assistance with substance abuse problems and solutions.

Youth service needs come in the form of mentorship relationships, job skills,education, crime prevention, counseling, recreating, and child care services for those at-rish and low income.

Crime awareness needs are for prevention programs and anti-graffiti and vandalism programs tageted to at-risk youth.

Senior services and food services to seniors will continue to be a need in the community as the number of seniors in Napa continues to increase.

Tenant and landlord counseling is a funding need necessary to augment the fair housing activities in the community. This counseling is used as a tool to prevent tenant/landlord disputes. On-going work with the community's mobile home park population an the increasing challenge to find affordable housing will keep this service in demand over the next several years.

Child care and health services are needed to prevent illness that may lead to ther public service needs that will continue as this population struggles to find affordable living in Napa.

Accessibility Needs:

Handicap accessibility needs will continue to be a funding need over the next several years. Accessibility to public facilities, parks, child care facilities, and counseling facilities will need the help of CDBG funds in order to help this population in special need.

Historic Preservation Needs:

Funding needs for historic preservation and rehabilitation of historic residences will continue and may be fnded with CDBG funds through the housing rehabilitation loan program.

Economic Development Needs:

Redevelopment and private funding is fulfilling the City's economic development needs at this time. CDBG funds may be used to augment existing programs, if necessary.

Planning:

Funding needs will include aid towards the fair housing program which will include mediation services, fair housing counseling, and referral and enfourcement services.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 1 Action Plan Public Housing Strategy response:

The City of Napa does not own and operate any public housing.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 1 Action Plan Barriers to Affordable Housing response:

State law requires the City to remove unnecessary barriers to the production of affordable housing. The City of Napa has taken several steps toward meeting this goal in the past. Our review of existing ordinances, standards, procedures and requirements does not show any unnecessary, superfluous or especially burdensome (in comparison to other California jurisdictions) requirements which should be significantly changed.

In regard to current development standards and fees, the City has undertaken the following initiatives:

Density bonuses. The City has implemented the changes in California law regarding density bonuses for affordable housing. The City modified its density bonus ordinance to comply with the regulations. State law requires the City to relax its zoning to permit the development of affordable housing.

Inclusionary requirement. The City adopted an inclusionary housing ordinance, which would require developers to provide a proportion of affordable housing (or in-lieu fee). Once funds have accumulated, the City intends on using the funds to leverage other sources in an effort to produce more affordable housing.

Jobs/Housing Nexus. The City has participated with the County of Napa in a study which evaluated the nexus between job formation and housing demand and affordability. This study established the required nexus to allow for fees on commercial or industrial development in support of affordable housing. The ordinance recently adopted includes both a residential inclusionary zoning requirement and a commercial/industrial nexus fee.

Inter-Departmental Committee to Review Development Standards and Processing Requirements. As part of the process of modifying our density bonus ordinance for affordable housing, an inter-departmental committee was formed to identify potential incentives relative to reduced development standards and processing requirements.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).

2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
   a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
   b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
   c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
   d. Specify the required period of affordability, whether it is the minimum 15 years or longer.

e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
   a. Describe the planned use of the ADDI funds.
   b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
   c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 1 Action Plan HOME/ADDI response:

The City of Napa applied for American Dream Down Payment Assistance funds in 2004 in conjunction with its HOME grant application through the State. The City has been informed that they will be awarded $200,000 of ADDI funds and plans to assist 20 first time homebuyers with down payment assistance loans in the amount of $10,000.

Target Outreach:

Target market will be graduates of the Housing Authority's Section 8 Family Self Sufficiency Program to assist them in purchasing a home. Program participants graduate with an escrow account that can be used further to assist them with down payment funds.

Housing Authority staff plans to hold first time homebuyer seminars at is offices and invite Section 8 recipients and Family Self sufficiency participants to the seminars. Special efforts will be made to hold the meetings in the evenings to ensure maximum attendance.

Housing Authority staff will continue working with local non-profit agencies in teaching and participating in first time homebuyer classes to low to moderate income households who are currently receiving government or non-profit organization subsidies.

Another target area will be low to moderate income households living in local mobile home parks. Housing staff will conduct first time homebuyer seminars at the local mobile home parks.

These actions will be taken to provide those families receiving public assistance of any kind an opportunity to move from dependence on rental assistance to homeownership.

Description Of Actions Taken To Ensure Suitability Of Families Receiving ADDI Funds:

Program staff will counsel with each first time homebuyer applicant on the steps of purchasing and maintaining a home. This counseling will take place in the form of first time homebuyers seminars. Included in the seminars will be the steps necessary to purchase a home such as the loan and escrow process. Debt, budget, and credit counseling will be covered in the seminars so first time homebuyers are able to manage and understand the new debt they are undertaking. Additional discussion in the first time homebuyer seminars will be home maintenance and repairs.

The counseling will cover areas of homeownership to ensure the families receiving assistance to be able to undertake and maintain homeownership.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 1 Action Plan Special Needs response:

CHRONIC HOMELESSNESS

A. Specific Actions over the past year towards ending chronic homelessness:

In 1999, Napa HHSA convened a yearlong planning process (named Project Darryl after a homeless man who died on our streets) aimed at developing outreach service, and housing strategies for chronically homeless people. Project Darryl, underwritten by a SAMHSA grant, generated significant public interest and enthusiasm, and succeeded in spotlighting the need to take special action to address the needs of those who are homeless repeatedly or for a long time. Through this planning process, the community crafted and launched a plan for addressing chronic homelessness with the following key objectives: (1) provide outreach to previously un-served chronically homeless people; (2) create a day center for them as a first point of service contact and the site for a full range of services; (3) provide them with medical care and drug and alcohol treatment; and (4) provide them permanent affordable and supportive housing. This year, the last element of Project Darryl will be put into effect: namely, the drug and alcohol Residential Stabilization and Detox Center will open in late 2004.

Outreach to Previously Unserved Chronically Homeless People:

In the past year, the Progress Foundation deployed a full-time outreach worker who has maintained ongoing contact with more than 100 chronically homeless individuals living out of doors, and connected many with HSP services and housing. In addition, through a state-funded (AB 2034) mentally ill homeless grant, Napa HHSA has stationed 2 full-time outreach workers and 1 part-time outreach worker at the Hope Center, a day service center for the chronically homeless, to connect chronically homeless people to housing, publicly funded mental health and substance abuse services, and mainstream benefits. Altogether there are now 3 full-time and 1 part-time outreach workers dedicated to outreach efforts to the chronically homeless in Napa County, up from only 1 outreach worker last year.

Success and Increased Use of the Hope Center, the Day Service Center and First Point Of Service Contact and Services:

The Napa Valley Shelter Project opened the Hope Center in 2001. A tremendous success since it opened, the Hope Center has provided services and housing referrals to over 250 chronically homeless individuals in the past 12 months (and served over 650 single adults, parents, and children in the past year). On average, the Hope Center served 90 individuals each day of its operation this past year (an increase from last year, where 50 individuals were served each day). The Hope Center acts as the clearinghouse for most chronically homeless adults in Napa County. Because the Hope Center does not require that clients be clean and sober in order to receive services, Hope Center staff are generally able to work with clients so that, over time, they may be placed in appropriate housing. Hope Center staff make referrals to housing (emergency, transitional, and permanent supportive housing) as well as routinely providing clothing, life skills training, voicemail, transportation, food, case management, and access to mainstream benefits such as TANF, food stamps, and SSI.

Provision of Medical Care And Drug And Alcohol Treatment:

Clinic Olé, a community health program, has continued to bring mobile health outreach and medical services to chronically homeless persons in encampments, along the riverbank, and wherever they can be found. Over the past 12 months, Clinic Olé staff saw 438 unduplicated homeless individuals over 648 encounters. Two hundred eighty-five homeless individuals seen this past year qualified for CMSP benefits. Clinic Olé continues sending a doctor, nurse, and trained intake worker to the Hope Center twice a week, treating approximately 15 people each visiting day. The Hope Center also offers on-site HIV testing and counseling through the Napa-Solano Health Project, and dental services through Sister Anne's mobile dental clinic. Napa HHSA plans to open its new drug-and-alcohol Residential Stabilization and Detox Center on the campus of the Napa State Hospital in the winter of 2004. Recommended by Project Darryl, the program combines a detoxification program with a 28-day recovery model for 30 chronically homeless people suffering from drug and/or alcohol abuse. The 2 full-time and 1 part-time AB 2034 outreach workers sponsored by Napa HHSA and stationed at the Hope Center serve as the main point of contact between chronically homeless people and the full range of health, mental health, and substance abuse treatment services provided or funded by Napa HHSA. More than 100 chronically homeless people received such services last year with the help of the outreach workers.

Provide Permanent Affordable and Supportive Housing:

Over the past 12 months, Buckelew Programs has successfully leased 4 of its permanent supportive housing units in its Napa Supported Independent Living II program. In December of 2004, HHSA and the Progress Foundation will be opening the 19-unit Skyline Apartment complex to house the most difficult to serve (providing 26 beds); namely, the chronically homeless who suffer from mental illness, substance abuse issues, and/or other disabilities. Altogether, Napa County now provides 200 beds of transitional and permanent housing. The HACN (S+C program), Progress Foundation, Family Service of Napa Valley, Buckelew Programs, and Catholic Charities all provide transitional and permanent supportive housing targeted to people who are chronically homeless with disabilities. Strategies for housing chronically homeless people are included in Napa's new Housing Element, the state-required housing section of Napa County's general plan.

Additional Actions:

HMIS: Our second year of HMIS usage has provided invaluable information about the number of homeless individuals in Napa County as well as providing much greater breadth in our understanding of the special needs especially faced by the chronically homeless. We have been better able to understand their service and housing needs.

Emergency Housing:

Our winter shelter program this past year housed an average of 40 people per night, most of whom where chronically homeless. The Sullivan Shelter also housed an average of 46 individuals each night, the majority of whom were chronically homeless people. In addition, 14 bunk beds were added to the Sullivan Shelter this past year, increasing capacity from 38 to 46 beds.

B. Impact of these efforts (of last year) on ending homelessness:

Since October 2001, over 200 chronically homeless individuals have been successfully placed in housing. HMIS data and a survey of all housing and service providers throughout the county indicated that there has been an increase in the number of chronically homeless seen by agencies throughout the region. Nonetheless, our efforts to assist these hardest-to-reach have been fruitful. Specifically, outreach workers and case managers working at the Hope Center and in the county's shelters successfully referred nearly 50 individuals this past year to emergency, transitional, and permanent supportive housing, in addition to providing these individuals with much-needed life skills training, improved access to mainstream benefits, and necessary medical attention. In addition, the Hope Center served 256 chronically homeless individuals over the past 12 months (by providing services, housing referrals, or both).

C. Remaining obstacles to achieving the goal of ending chronic homelessness:

Napa County still faces several obstacles in achieving its goal of eliminating chronic homelessness. These barriers include a lack of affordable housing, insufficient housing resources for chronically homeless and mentally ill persons, counter-productive coping skills of people accustomed to homelessness, blatant discrimination based on negative stereotypes of homeless persons, and lack of health and social services. Of those, the two most critical obstacles are as follows:

Lack of Affordable Housing:

A lack of affordable housing remains the most significant obstacle to achieving Napa's goal of eliminating chronic homelessness. Napa County is an extremely affluent community and as such, housing prices and resources are at a premium. Even when funding is available, each client requires far more than the national average to afford housing. In fact, the average monthly rent alone for a 1-bedroom apartment in Napa Valley ($920) exceeds the entire monthly SSI payment by nearly 20%. This housing gap is projected to become worse as population growth continues to far outstrip new housing creation. In order to address this problem, the HSP works diligently to utilize funds as efficiently as possible and combine those funds with other available mainstream resources. However, without sufficient housing we cannot institute a Housing First strategy to place chronically homeless people immediately into housing.

Insufficient Resources for Housing Chronically Homeless Persons:

Napa County currently has only 73 transitional or permanent supportive beds targeted to this group, leaving a large unmet housing needs gap. To reduce the gap, the HSP seeks to initiate new permanent supportive housing projects each year for homeless people with disabilities. However, we lack sufficient financial resources to create the needed housing, especially when existing housing resources from sources like HUD, the state, local general funds, redevelopment funds, housing trust funds, and private funders are stretched to accommodate competing needs for low income, special needs, senior, and farm worker housing.

D. Current Chronic Homelessness Strategy

Project Darryl and the Homeless Services Planning Council Plan, Reducing Homelessness in Napa County (described above) lay out our current strategies, future goals, and action steps for addressing chronic and other homelessness (collectively, "the Plan"). The Plan estimates that, through HMIS data (recently updated for this application), and through a street count, that we currently have a minimum chronic homeless population of 307 individuals, of whom 237 are unsheltered and 70 are sheltered. These are people who often have multiple disabilities and who regularly cycle through our shelters, jails, hospitals, treatment programs, and mental health institutions at great cost to society and to themselves. As RHNC demonstrated for the public, the problem of chronic homelessness in Napa is much more pervasive than previously thought, and chronically homeless people are found throughout the county, including in cities and towns, in camps along the Napa River, in makeshift dwellings in the vines and fields, and hidden throughout our wild areas. In essence, our strategy to end chronic homelessness is to: (1) identify who is chronically homeless and why; (2) engage them through persistent outreach; (3) supply them with permanent subsidized housing; and, (4) provide them with comprehensive, integrated health and supportive services to stabilize them in housing. More specifically, this strategy includes:

Developing a Long-Range Plan:

RHNC lays the groundwork for ending chronic homelessness by identifying the nature and extent of the problem and setting forth short-term goals and action steps. The HSP is committed to building on RHNC to create strategies to completely end chronic homelessness by 2012. Key to this planning will be to obtain commitments from elected officials, mainstream systems, funders, affordable housing developers, and homeless assistance providers to provide the funding required and to commit to full implementation of the Plan.

Analyzing HMIS Data:

HMIS reporting has elevated our understanding of chronic homelessness in our county and helped pinpoint the special service and housing needs of this population. We will continue to report on the overall numbers of chronically homeless people, their length of homelessness, repeat episodes of homelessness, and service and housing usage. In addition, a survey of 71 homeless individuals was conducted in late 2003 provided the HSP with invaluable data and feedback on how well existing services and housing is meeting the needs of the homeless.

Using an Outcomes Approach:

As part of our long-range plan, we will set specific outcome measures (e.g., "20 chronically homeless people will move from the streets to permanently housing in year one") that will allow us to track progress toward ending chronic homelessness and to make program adjustments as needed over time. We will use HMIS data and other information to measure outcomes progress.

Preventing Institutional Cycling:

Many of our chronically homeless people have a history of cycling among shelters, jails, hospitals, treatment programs, and mental health institutions. Through the

discharge planning steps described below, we are seeking to "close the front door" of homelessness by ensuring people are stably housed after leaving institutional care.

Furnishing Persistent Outreach Using an Assertive Community Treatment Model:

Napa HHSA, with AB 2034 funding, increased the number of outreach workers from 1 to 2.5 FTEs this past year. Together with the Progress Foundation outreach worker, a total of 3.5 FTE outreach workers now use the nationally recognized Assertive Community Treatment (ACT) model to engage chronically homeless people, provide basic services, and encourage them to access the Hope Center, other services, and housing.

Sustaining and Enhancing the Hope Center as a Service Entry Point.:

Key to our strategy of engaging chronically homeless people is our effort to sustain the Hope Center and enhance its range of services. For example, the Hope Center expanded its mental health service this past year, and the outreach team has expanded to 3.5 FTEs. After nearly 3 years of operation, the Hope Center has successfully placed many of its clients into housing programs and is focusing now almost exclusively on a more difficult-to-serve chronically homeless group.

Making Shelter Stays Shorter and More Productive:

HMIS data will be used to determine the causes of lengthy and repeated shelter stays and help case managers immediately place people into appropriate housing and services. The current Sullivan Shelter is an antiquated facility without sufficient space for case management and services. A new 59-bed, state-of-the-art shelter facility is being developed on donated land in South Napa that will include space for multiple collaborating public and nonprofit partners to provide daily on-site comprehensive case management, services, and housing referrals.

Increasing the Inventory and Variety of Permanent Supportive Housing:

Perhaps the most important step in our strategy is to "open the back door" of chronic homelessness by continually increasing our stock of permanent supportive housing. This year, Buckelew Programs is seeking to renew its application for its permanent supportive housing program (a total of 4 apartments that will serve 6 single adults with mental disabilities). Additionally, Progress Foundation plans to open its Skyline Apartments permanent supportive housing project by December 2004 (composed of 19 units, 13 of which are one-bedroom, 6 of which are two-bedroom), which will serve 26 chronically homeless individuals and 6 families (up to 18 individuals). Existing permanent supportive housing provides 73 beds for chronically homeless individuals. Given the complex needs of chronically homeless individuals, we are prepared to explore an appropriate range of housing models, including housing first (with harm reduction), SROs, and safe havens with permanent housing characteristics. In a second phase of development, the Gasser Foundation and other supporters will be developing a 24-unit facility to provide transitional and/or permanent supportive housing for both chronically homeless individuals as well as families.

Expanding Capacity to Provide Comprehensive Services Connected to Permanent Housing:

Many of our HSP agencies now have many years of experience in successfully providing comprehensive supportive services in the context of housing. Building upon its AB 2034-funded program for homeless mentally ill persons, Napa HHSA will continue its collaboration with HSP housing to provide integrated health, mental health, substance abuse, employment, mainstream, and other social services to chronically homeless people in housing. The weekly Supportive Housing Working Group provides the forum in which case managers and other staff of collaborating agencies integrate their service strategies for supportive housing clients.

Increasing Access to Substance Abuse Treatment Opportunities:
Forty-two percent of the homeless population suffers from chronic substance abuse issues, and many chronically homeless people require access to detoxification, residential, and/or nonresidential treatment or counseling programs as an important component of their self-sufficiency planning. When opened this winter, the new Residential Stabilization and Detox Center will provide 30 beds for chronically homeless people with 28-day residential treatment services. This will add to the substance abuse treatment services already provided by Napa HHSA, Our Family, Alternatives for Better Living, and numerous 12-step programs.

Providing Incomes Through Mainstream Benefits and Employment Opportunities:

A critical step for stabilizing chronically homeless people in housing is to provide them incomes to pay for rent and life expenses. Therefore, our strategies for helping homeless people access federal mainstream benefits, such as SSI, CalWORKS, Food Stamps, MediCAL, and Workforce Investment Act benefits, described more fully below, are very important to stabilizing chronically homeless people in housing.

Seeking to Better Integrate Mainstream Systems:

A survey of homeless individuals conducted in late 2003 indicated that many homeless people face major barriers to accessing mainstream services that can add to existing feelings of mistrust. Only 30% of those surveyed said that accessing mainstream benefits was "easy," while most stated that it was difficult or that accessing benefits on their own was altogether inaccessible. All mainstream services need to be more "consumer friendly," with barriers reduced for homeless access. Most importantly, mental health and substance abuse treatment systems are working to provide services in a holistic, integrated fashion so that dually diagnosed persons, many of whom are chronically homeless, do not fall through the system cracks.

HOMELESSNESS PREVENTION

IMPLEMENTATION/OPERATING PLAN FOR NAPA COUNTY TEN YEAR PLAN TO END HOMELESSNESS

PRIORITY ONE: PREVENT HOMELESSNESS FROM OCCURRING IN THE FIRST PLACE

A. Enhance early identification and intervention with households at-risk of homelessness.

1. Make housing stability a central goal for all housing and social service agencies, homeless and mainstream. Provide training and common risk assessment

tools so that agencies can effectively identify clients at-risk of homelessness and make appropriate referrals for prevention services and other supports. Revise program outcome measures to include residential stability and linkage of clients with needed support services.

2. Create an "Eviction Prevention Team" to 1) conduct outreach to landlords renting to Section 8 and other low income tenants and provide information and linkages to agencies providing prevention services and other supports and 2) to identify people at-risk of homelessness at Landlord-Tenant Court and link them with rental assistance, legal services and other needed services.

3. Enhance community-wide knowledge about homelessness risk factors and how to access prevention assistance. Conduct trainings with staff at libraries, churches and other community-based groups and distribute informational materials and contact numbers for prevention services.

B. Expand efforts to facilitate housing retention by households at-risk of homelessness.

1. Enhance the availability and effectiveness of prevention services in the County. Develop "Housing Support Centers" at the Hope Center and at the new shelter being designed to provide centralized points of access to County prevention services and target additional funding to community-based organizations providing prevention services in areas identified as significant sources of homelessness. Design these services based on an analysis of data on the reasons people became homeless, agencies they were in touch with before their homelessness, areas they lived in and on how homelessness was avoided by people who managed to retain their housing.

2. Enhance the availability and effectiveness of prevention services in the County. Develop "Housing Support Centers" at the Hope Center and at the new shelter being designed to provide centralized points of access to County prevention services and target additional funding to community-based organizations providing prevention services in areas identified as significant sources of homelessness. Design these services based on an analysis of data on the reasons people became homeless, agencies they were in touch with before their homelessness, areas they lived in and on how homelessness was avoided by people who managed to retain their housing.

3. Adopt a County Just Cause Eviction Ordinance to prevent unjustified evictions.

4. Educate the business community and general public about the long-term cost-effectiveness of prevention and initiate a special fund-raising campaign for prevention services in the County.

5. Facilitate more direct rent payment agreements to landlords for tenants receiving public assistance.

6. Facilitate greater linkages and collaboration between agencies providing housing assistance and providers of case management, mental health, substance abuse and other services.

C. Strengthen discharge planning efforts to eliminate releases to homelessness and reduce institutional recycling.

1. Put in place formal agreements and standard operating procedures to ensure adequate discharge planning for homeless people leaving hospitals, mental health programs, drug and alcohol treatment facilities and the corrections system. Identify additional staffing, resources, and modes of inter-agency communication and collaboration needed to be effective.

2. Solidify discharge planning for youth from the foster care system and identify the housing and services needed by this sub-population to achieve ongoing stability and self-sufficiency.

3. Through the HMIS system, monitor the residential outcomes of clients leaving hospitals, mental health programs, drug and alcohol treatment facilities, the corrections system and the foster care system who are chronically homeless, transitionally homeless or at-risk of homelessness, and make indicated program adjustments to improve effectiveness.

PRIORITY TWO: DEVELOP A FULL CONTINUUM OF HOUSING OPTIONS TO RAPIDLY REHOUSE THOSE WHO ARE HOMELESS

A. Develop an interim housing system to address crises, assess needs and provide service linkages, and move people into permanent housing as quickly as possible.

1. Convert the existing emergency and transitional housing programs into a coherent and coordinated system of interim housing that incorporates a Housing First approach. Carry out this conversion process based on a Countywide needs assessment that takes into account regional and sub-population perspectives and makes the new emergency shelter facility being developed a centerpiece of the new system. Develop interim housing standards that promote short stays, comprehensive assessments, and linkages with the full range of mainstream and homeless services. Prioritize addressing the needs of families, youth and people who are chronically homeless.

2. Create centralized points of access to County housing services through the "Housing Support Centers" to be developed at the Hope Center and at the new emergency shelter. (See above sections) These centers will provide access to the County's full continuum of housing and housing-related services.

3. Develop an interim housing facility for unaccompanied homeless youth 18 and under.

4. Develop a safe haven with permanent housing characteristics to meet the special needs of people who are chronically homeless and/or in need of a low demand environment in order to come in off the streets.

B. Expand the availability of permanent housing affordable to people with extremely low incomes.

1. Increase the funding available for developing extremely low income housing, including farm worker housing. Explore the development of a County Affordable Housing Trust Fund with a specific percentage set-aside for the development of housing affordable to people with extremely low incomes, target a percentage of County and City affordable housing funds, including CDBG and HOME funds for this use, and aggressively pursue money available through state Propositions 46 and 63 for housing development.

2. Provide technical assistance to increase the capacity of nonprofit and faith-based organizations to develop and operate housing for people who are homeless or at-risk, including through the use of master leases.

3. Create incentives for for-profit developers to set-aside units in their market rate housing developments for extremely low income tenants through tax breaks, density bonuses, and streamlining of regulatory processes.

4. Create housing subsidies for TANF families transitioning from welfare to work using federal TANF dollars and state Maintenance of Effort funds and create preferences for homeless families for housing Choice vouchers from the County Housing Authority.

5. Promote the development of alternative housing models including SROs and shared housing for youth, seniors and families.

C. Facilitate the development of more supportive housing:

1. Facilitate collaborations between housing developers and service providers to develop supportive housing. Create at least 10 new beds per year through new development, renovation, master leasing and other strategies.

2. Fund more integrated service teams to provide services linked to housing.

3. Provide training and technical assistance to support the development of Medi-Cal billing capacity by supportive housing providers in order to cover ongoing service costs.

4. Collect data and conduct analysis of cost savings to other service systems, including hospitals jails and emergency shelters, from supportive housing placements.

PRIORITY THREE: PROVIDE COMPREHENSIVE AND INTEGRATED SERVICES LINKED TO HOUSING

A. Promote system-level integration between the housing, health and human services and homeless services systems

1. Continue to utilize and enhance an Interagency System Integration Committee with senior staff from the Housing Authority, mainstream health and human service agencies, police and sheriffs departments, and homeless programs to monitor the functioning and efficiency of the overall service system; guide ongoing

system and program improvements; and facilitate further integration through interagency planning, program development and grant writing.

2. Expand the capacity of the HMIS to collect system-wide data for planning, evaluation, program development and grant writing and reporting:-- expand the agencies participating in the HMIS system to include all mainstream health and human service agencies, and the police and sheriffs departments;-- continue to collect client and program outcome data to allow both system-wide and program-specific monitoring and evaluation; and -- generate reports on client service utilization patterns and unmet needs.-- track the grants agencies are applying for and utilizing.

3. Facilitate inter-agency information-sharing and referrals by formalizing interagency agreements, developing common intake and referral forms and protocols, ensuring HIPAA compliance, and developing the capacity for electronic referrals and information-sharing through the HMIS.

4. Review and update a geographic mapping of services in the County and an analysis of the existing use of federal, state and local housing and service dollars. Identify service gaps (both in terms of geographic coverage as well as types and quantities of services) and continue to develop proposals increase efficiency, fill gaps and more efficiently allocate service dollars.

5. In partnership with HMIS and HelpLink, develop and continually update user-friendly online data bases of all housing and services in the County, both homeless and mainstream.

B. Enhance the integration of service delivery at the client level.

1. Develop multi-service sites that provide easily accessible entry points to the full range of services available in the County: -- maintain the Hope Center as a centralized service entry point for single adults, especially those who are chronically homeless, and expand the range of services available on-site; -- develop the new emergency shelter as an additional multi-service site; and -- enhance population-specific multi-service sites to meet the needs of homeless families and homeless youth through the Samaritan Family Center, HHS and CalWORKS .

2. Expand the use of interagency integrated service teams as a means to link services to housing for chronically homeless people and others who need transitional support after regaining housing.

3. Create programs that are dual certified and provide training opportunities for homeless service staff and those in mental health and drug and alcohol treatment programs to receive dual certification in order to enhance capacity to provide integrated treatment for people with co-occurring disorders.

4. Enhance the effectiveness of the case management offered:-- provide staff training in intensive case management using a wraparound services approach; -- develop the capacity for electronic client information sharing through the HMIS; -- conduct inter-agency cross-training of staff about the range of services available in the service system; and-- ensure the existence of a comprehensive resource guide.

C. Expand the accessibility and availability of key health and human services to homeless people

1. Work to expand the funding available for services: advocate for additional funding for mainstream health and social service programs; ensure fiscal coordination among and between service providers; seek support from the business community and pursue foundation grants; educate the community and decision-makers regarding homelessness.

2. Require all County mainstream health and human service agencies to take steps to improve the accessibility of their services to homeless people:-- incorporate the goal of preventing and ending homelessness in their agency level planning, policy and program development, and budgeting; -- continue to fund a homeless liaison staff position to facilitate access to services by homeless people; -- continue to outstation staff at appropriate locations; -- continue to provide staff training in cultural competency in working with homeless people; and -- prioritize access to multilingual services.

3. Develop targeted health, mental health and drug and alcohol treatment services for sub-populations (chronically homeless, families, youth, farm workers);

4. Provide access to transportation for homeless people needing to travel from shelters and service sites to education, training and employment services, and other needed assistance.

5. Continue to develop specialized services to assist youth in successfully transitioning out of foster care.

6. Continue to provide access to child care for homeless families, including set-asides with Head Start programs and private child care providers and completion of the child care program at the family shelter.

PRIORITY FOUR: PROVIDE OPPORTUNITIES TO ACCESS AN INCOME STREAM SUFFICIENT TO AFFORD HOUSING

A. Expand job training and employment opportunities for homeless people.

1. Create a Homeless Employment Task Force, working with representatives from the Chamber of Commerce, Napa Valley College, and Work Investment Board to develop strategies for training and employing homeless people.

2. Foster collaboration between employment programs and the rest of the services system so that homeless people receive a coordinated package of services that addresses all their needs.

3. Enhance the effectiveness of mainstream employment programs in serving homeless people:- prioritize homeless people for employment assistance at mainstream employment programs and tailor services to meet their unique needs and realities;-expand training of and then outstation mainstream employment agency staff at appropriate locations; and - develop outcome measures to monitor effectiveness in placing homeless people in employment.

4. Develop specialized employment services for people who are chronically homeless, including development of supported employment programs.

5. Conduct outreach to employers to encourage hiring of homeless and formerly homeless people, including those with a criminal justice history.

B. Strategy 4.2 Enhance homeless people's access to mainstream benefits. (GA, TANF, VA Benefits, SSI/SSDI, FoodStamps, Medi-Cal, Medicare)

1. Develop the capacity to screen for benefits eligibility using a uniform benefits application and other technologies, including through the internet.

2. Make it easier for homeless people to apply for benefits:-- designate a staff person at each benefits program as a homeless liaison to assist and advocate for homeless clients; -- outstation benefits program staff at appropriate locations, building upon those staff already outstationed; and-- develop an expedited application process for homeless people.

3. Facilitate inter-agency collaboration in assisting people to access benefits: -- cross-train homeless and benefit program staff; and -- promote interagency collaboration in documentation of diagnoses and assessments.

C. Facilitate homeless people's ability to develop a savings cushion

1. Identify new funding to expand participation in Individual Development Account (IDA) programs. -- Integrate self-sufficiency program lessons, such as trust accounts and vendor payments

D. Expand IDA participation.

PRIORITY FIVE: CONDUCT OUTREACH TO LINK PEOPLE OUTSIDE THE SERVICE SYSTEM WITH HOUSING, TREATMENT AND SERVICES

A. Enhance outreach and engagement services for homeless people outside of the service system.

1. Build upon what Napa has, which now includes an outreach team for people who are chronically homeless, functioning with the low case loads necessary to sustain repeated contacts over extended time periods and utilizing peer mentors, service incentives and other techniques for engaging service averse individuals.

2. Develop outreach capacity to serve North County, in particular farm workers. Outreach workers should be bilingual, culturally competent, and able to conduct assessments and provide basic services in the field. Translate outreach materials and street sheets into Spanish.

3. Purchase an outreach van and lap top computers to facilitate ability to reach clients in out of the way areas, conduct in-the-field intakes and assessments and facilitate transportation of clients to referrals.

B. Enhance collaboration and linkages between outreach workers and other housing and services.

1. Designate and fund the Hope Center outreach workers as the first line of response on homelessness for individuals, and Samaritan Family Center for homeless families. All City and County agencies, Police Departments, Chamber of Commerce, businesses and concerned citizens should contact the Hope Center or Samaritan Center outreach workers for assistance in dealing with homeless people.

2. Develop referral agreements between outreach workers and other housing and service providers and designate priority access to housing and treatment slots for clients engaged by outreach workers.

INSTUTIONAL STRUCTURE

The Housing Services Planning Commission was formed by members of the Continuum of Care Committee. The Commitee felt it needed to look at all issues regarding housing, not just homelessness. The Housing Services Planning Commission is comprised of members from agencies throughout Napa County who work with low-income households. These agencies have a broad range of services, but all have the need for affordable housing for their clients. The Commission has an informal structure, with two co-heads sharing the Chairman duties. The Council works in close cooperation with Home Base - Center for Common Concern - of San Francisco and the Housing Authority of the City of Napa in preparing funding applications to HUD.

DISCHARGE COORDINATION

The Housing Service Planning Committee focused on discharge policies concerning those released from prisons, jails, mental and health institutions, and foster care. This committee has met over the past 12 months with authorities of public institutions in order to develop and implement a single, consistent Continuum-wide discharge protocol. The goal for individuals discharged from publicly funded institutions is to provide sufficient resources to minimize the risk of homelessness, and maximize the chances of placement in case appropriate permanent housing. To achieve this goal, HSP members, working with Napa County authorities, have developed a broad based policy for avoiding homelessness among individuals discharged from the Napa County Department of Corrections (NCDC), mental health institutions, hospitals, and the foster care system. Our County's policy involves a host of local and State agencies as well as an integrated network of community-based organizations that seek to prevent and reverse any instances of homelessness among the discharged population.

The procedure varies depending upon the institution from which people are discharged. However, the process universally retains a strong emphasis on prevention, by attempting to ensure that no person discharged from a publicly funded institution ever ends up homeless. Such preemption planning includes: (1) providing educational programs and resources for individuals prior to the date of discharge, (2) increasing information-sharing opportunities among case managers and relevant organizations serving discharged individuals, and (3) providing a

referral process whereby appropriate housing services are matched with the discharged individual prior to release. The following describes how Napa plans to implement this general discharge strategy specifically for different institutions:

Prisons and County Jails:

Most significantly, the HSP, working closely with Napa County officials, have formally developed a standard operating procedure (SOP) for easing the transition of ex-offenders who have self-declared as homeless at the time they are released from the NCDC. The target population is extremely broad in scope and includes those discharged from holding cells, state parolees, and time-served/sentence completion inmates. To coordinate the discharge process of all soon to be released inmates, the NCDC has hired an Inmate Services Coordinator who meets monthly with representatives of an extensive group of local agencies, General Assistance eligibility worker, Job Training technician (Job Connection), translator, Drug and Alcohol case manager, HOPE Center, and Progress Foundation's Outreach and Housing manager. Outreach workers are available on an as-needed basis to work with prison/jail staff in order to develop a customized discharge plan for those being released who do not have a place to go. Additionally, the HSP discharge committee is in the process of developing a wallet-sized resource card to be distributed to the homeless at the time of police intervention.

Together, this network of agencies discusses specific needs of newly discharged individuals to develop individualized discharge strategies and provides a vast array of information and services to discharged individuals. The breakdown is as follows: the housing support agencies are charged with informing and educating inmates about available resources for potential placement; homeless service agencies inform and educate inmates about eligibility requirements for available services upon release; behavioral health agencies make resources available for inmates upon release; HHSA case managers connect the individual to available area services (including HHSA's own case management services and assistance in locating housing, especially for those suffering from mental illness), specific to the unique needs of the individual; and, the NCDC conducts an initial needs assessment prior to release while also making the County website accessible for updated rosters of homeless inmates.

For handling the particularly at-risk population of mentally ill people being released from prison, HHSA employs a forensic mental health expert who works closely with inmates prior to release. In addition to providing general information about available services and facilities, the mental health expert meets with individual inmates and helps design a discharge plan that will best ensure that each discharged person avoids homelessness.

Hospitals and Mental Health Institutions:

For the past year, members of the HSP Committee, including the former director of HHSA, have been working with Queen of the Valley Hospital administration and staff to ensure a successful transition into housing upon discharge of its patients. HSP members educated hospital staff that an effective discharge policy can actually save money by reducing costly return visits to the emergency room among homeless patients who simply need a place to rest and recuperate. Queen of the Valley staff have regularly attended the Discharge Planning Committee and HSP meetings and are actively working with HSP members to better integrate discharge planning protocols for patients.

Hospital staff now perform outreach to patients by distributing resources and information offered by HSP members. The hospital has also designated a liaison to the HSP who works to link discharged patients with appropriate support service facilities. Additionally, the HSP maintains a contact person for the hospital to help with cases where the liaison is unsure of the proper referral. The hospital has also accepted an invitation to sit on the HSP Committee and has recently designated a representative for this purpose. If no shelter is located during the discharge process, the County pays for a motel voucher to allow the discharged individual a place and time to recover. A case manager will then link the discharged individual to the next best level of housing.

For mental health institutions and wards, HHSA employs a liaison specifically to provide intense discharge planning and support. The liaison visits clients in the hospitals to initiate planning for discharge and associated aftercare needs. The liaison then coordinates a discharge strategy with hospital planning staff, outpatient service providers, and any significant support persons identified by the individual about to be discharged. Once a homeless person leaves the hospital, the liaison continues providing information and support by visiting the discharged individual to assess needs and help him/her stabilize in the community. Outreach continues for up to 30 days with a minimum of two client contacts per week.

One large psychiatric hospital also holds a meeting every Wednesday where hospital staff meet with several members of the HSP. During these weekly meetings, staff and community members discuss the discharge process of the hospital in general and brainstorm ways to better integrate available housing and support services with the process of discharging patients from the hospital.

Foster Care:

Napa County focuses on four primary goals in its discharge plan for youth emancipating out of the foster care system: (1) secure a high school diploma, GED, or enrollment in college or trade school; (2) secure safe and affordable housing; (3) locate and maintain employment sufficient to pay rent and essentials of living independently; and (4) obtain all necessary documentation of adulthood (driver's license, social security card, etc.).

Currently, from the age of 16, foster youth are enrolled in the Independent Living Program (ILP), administered by Napa Valley College Napa HHSA. The ILP includes 34 workshops that prepare youth for emancipation, including computer skills, home management, social skills, and employment planning. In addition to the ILP, Napa HHSA also provides each individual with a case manager that works with the youth on individual discharge plans. This includes trips to apartment complexes, employment sites, and colleges as well as participation in job training programs like CyberMill.

Youth often receive housing referrals to the HomeBase program for youth, run by Catholic Charities. The program offers low cost housing and continued case management from the HSP members, for up to 2 years. HHSA staff assist youth in completing the program application.

County Children's Services staff, with guidance from HSP members, are working with ILP participants to better understand their needs as they transition to independence.

This project will include a survey of housing, supportive and recreational needs that will culminate in a report to the City and County of Napa

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 1 Action Plan ESG response:

Not Applicable

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.
   *Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 1 Action Plan Community Development response:

The City of Napa and its citizens continue to express the need for assistance in creating and maintaining community services for all sectors of the population: youth, seniors, the homeless, battered women and children, and the mentally disabled.

Public Facilities and Improvements: The City has a need for additional facilities for the homeless, victims of domestic violence, those with server mental illness, the physically disabled, and persons with addictions. CDBG funds assist a portion of these populations, but the need is much greater. For example, the Capital Improvement Project application submitted by the Napa Housing Authority on behalf of the Non-Profit Coalition will complete facility improvements to 12 different facilities representing 7 different non-profit agencies, which provide services to the low income residents of the City of Napa. Services include low-income childcare,

mental health counseling, homeless shelter assistance, rental assistance, services to low income children, etc. Improvements include a roof and gutter replacement, flooring replacements, heating upgrades, a patio extension and pool removal, exterior and interior painting, new playground equipment installation, stair rehab, installation of a security fence, and fireplace repair.

Additionally, sidewalk repair to displaced and deteriorated sidewalks in census tract 2002 will continue to be a priority, with approximately 2800 residents being assisted during this upcoming fiscal year with CDBG funds. Sidewalk repairs will be concentrated in the area known as "Los Robles".

Finally, facilities for handicap persons are a priority in the City's 5 Year Consolidated Plan. Funding for handicap accessible ramps in the low income census tract 2002, Los Robles Area, is a step towards making all public facilities accessible to those who are physically challenged.

Public Services: Public Service funding has been reduced at the county and state levels. However, the need continues to grow for mental and physical care, living skills training, counseling, case management, and rehabilitation and job training. Without such supportive services, these populations in need will face difficulties in maintaining housing, jobs and social stability.

The City use CDBG funds for the homeless shelters and battered women's shelter. The shelters provide a temporary safe haven for those fleeing domestic violence, those who have lost housing, and those who have been put in a homeless situation for any number of circumstances. The shelters then allow these persons to receive temporary housing, counseling, and referral services and assist them in regaining independence. The comprehensive homeless shelter system proposes to assist 685 people with their various services and the battered women's shelter proposes to help 145 women & their children during the next year. These services are necessary to provide the basic levels of assistance for those who are homeless or at-risk of being homeless. This homeless shelter system also includes a rental assistance program.

Fair housing activities also continue to need funding. Tenant-landlord counseling helps to alleviate grievances between renters and property owners. Residents of mobile home parks also benefit from this service as it assists in the maintenance of affordable housing. The City uses a portion of CDBG funds for fair housing services. Funds for fair housing services will aid 500 people by referral services, provision of educational information regarding fair housing, mediation, discrimination reconciliation, testing, and assistance. These services are available citywide and are designed to alfeviate tenant-landlord disputes which, too often, lead to persons becoming homeless or at-risk of losing their housing.

Economic Development: The City's downtown area contains many older, historic commercial buildings that would benefit from rehabilitation and a program for commercial facades improvements. Property owners, merchant tenants, and local financial institutions are interested in implementing such a program. CDBG funds could augment redevelopment and private funding to improve these economically viable structures.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 1 Action Plan Antipoverty Strategy response:

Anti-Poverty Strategy

According to the 2000 U. S. Census, there are 6,398 individuals below the poverty line or 8.9% of the population of the City of Napa. The majority of these individuals are very low income renter households.

As indicated in the Summary of the priorities established for allocating available federal, State and local resources over the next five years, the City assigned the highest priority to worst-case households in all types of assistance. All of the programs developed to provide rehabilitation, new construction, acquisition, rental assistance and supporting facilities provide a selection priority for families and individuals meeting the federal preference of 1) Involuntary displacement, 2) Living in substandard housing (including the homeless, and 3) paying more than 50% of income for housing. These programs are targeted to assist families below the poverty line to move into affordable housing.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

The City of Napa does not have a Health and Human Services department to provide social services to the Non-Homeless Special Needs citizens. The County of Napa and local non-profit organizations provide social services to this area of the population. The City of Napa supports the County of Napa and other agencies' efforts in meeting the needs of the non-homeless special needs population.

The City of Napa's Community Development Block Grant program focuses much of its funding in the area of non-homeless special needs by funding local agency's programs or projects. The proposed spending for the 2005-2006 fiscal year will include:

NEWS: Contribute funding towards a bilingual counselor for the battered women's shelter. The shelter provides services to battered women and their children.

Fair Housing Napa Valley: Contribute funding for fair housing services including tenant/landlord mediation and resolution, development of Fair Housing Analysis required by HUD, fair housing workshops, and distribution of literature.

Napa Senior Center: Funding will be used for rehabilitation work on the existing Senior Center facilities to enable better and safer access to the facility and improve usage. Project will include interior improvements, ADA accessibility upgrades, exterior painting, and sewer line installation.

Non-Profit CIP Facility Improvements/Rehab: Collaborative request for funds to rehabilitate or make improvements to seven Non-Profit agencies facilities located at twelve different sites through out the City of Napa.

Housing Authority: Funds will be used for housing rehabilltation loan program to rehabilitate houses and rental units that are in need of repairs and meet the HUD low-income guidelines. Also, funding will include identifying and re-mediating lead based paint hazards in homes and rental units.

City of Napa-Sidewalk Repair: These funds will be used to replace deteriorated, hazardous sidewalks and handicap access ramps in the low income Census Tract 2002, specifically in the Los Robles area.

Another area that the City of Napa assists the Non-Homeless Special Needs population is through its Section 8 Main Stream Voucher program. This program assists 30 disabled households with rental assistance.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.

2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.

3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.

4. Report on the accomplishments under the annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where

funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.

6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.

7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.

8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.

9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 1 Action Plan HOPWA response:

This area is not applicable as the City of Napa does not receive HOPWA funding. The needs of the HIV/AIDS patients are being met at the county level by Napa County Health and Human Services and other non-profit organizations.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 1 Specific HOPWA Objectives response:

This area is not applicable as the City of Napa does not receive HOPWA funding. The needs of the HIV/AIDS patients are being met at the county level by Napa County Health and Human Services and other non-profit organizations.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Napa Emergency Womens Services (NEWS)		
Description:	**IDIS Project #:**	**UOG Code:**	CA62406 NAPA CITY

NEWS provides shelter, counseling, and referral services to battered women and their children. CDBG funds a bilingual case manager/counselor position in the agency.

Location:	**Priority Need Category**
Shelter location is confidential	**Select one:** Public Services
Expected Completion Date: 6/30/2006	**Explanation:** The agency provides public services to battered and abused women and their children
National Objective Codes: LMC	

Project Primary Purpose	**Specific Objectives**
☐ Help the Homeless	1 Improve the services for low/mod income persons
☐ Help Persons with HIV/AIDS	2
☐ Help Persons with Disabilities	3
☐ Address Public Housing Needs	

Project-level Accomplishments

01 People	Proposed	145	Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Services and assistance for battered women	Number of women assisted	

05 Public Services (General) 570.201(e)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	Proposed Amt.	$26,790	Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Community Action of Napa Valley (CANV)		
Description:	**IDIS Project #:** 2	**UOG Code:**	CA62406 NAPA CITY

CANV is a comprehensive homeless shelter system for homeless persons and families. A Rental Assistance Program is also offered throught the agency. CANV has two shelters including one in the downtown area (CT 2002) and another in west Napa (CT 2007). The organization offers the only homeless shelter for families in Napa.

Location:

2521 Old Sonoma Rd., 94558
725 Coombs St., 94558
1301 Fourth St., 94559

Priority Need Category

Select one: Homeless/HIV/AIDS

Explanation:

CANV provides homeless shelters, conseling services, and a rental assistance program to the public.

Expected Completion Date: 6/30/2006

National Objective Codes: LMC

Project Primary Purpose

- [x] Help the Homeless
- [ ] Help Persons with HIV/AIDS
- [ ] Help Persons with Disabilities
- [ ] Address Public Housing Needs

Specific Objectives

1. End chronic homelessness
2.
3.

Project-level Accomplishments

01 People	Proposed	685		Accompl. Type:	Proposed	
	Underway				Underway	
	Complete				Complete	
Accompl. Type:	Proposed			Accompl. Type:	Proposed	
	Underway				Underway	
	Complete				Complete	
Accompl. Type:	Proposed			Accompl. Type:	Proposed	
	Underway				Underway	
	Complete				Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Alleviate homelessness	Number of people assisted	

05 Public Services (General) 570.201(e) | Matrix Codes

Matrix Codes | Matrix Codes

Matrix Codes | Matrix Codes

Program Year 1

CDBG	Proposed Amt.	$117,077		Fund Source:	Proposed Amt.	
	Actual Amount				Actual Amount	
Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
	Actual Amount				Actual Amount	
Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
	Actual Units				Actual Units	
Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
	Actual Units				Actual Units	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Greater Napa Fair Housing Center (GNFHC)		
Description:	**IDIS Project #:** 3	**UOG Code:**	CA62406 NAPA CITY

The agency provides fair housing assistance to Napa residents. Activities include complaint assistance, outreach and education, mediation services, and referral services.

Location:	**Priority Need Category**	
Citywide	**Select one:**	Public Services
Expected Completion Date:	**Explanation:**	
6/30/2006	GNFHC makes fair housing services available to the public.	
National Objective Codes:		
Not Applicable		

Project Primary Purpose:	**Specific Objectives**	
☐ Help the Homeless	1	Improve the services for low/mod income persons
☐ Help Persons with HIV/AIDS	2	Improve the quality of affordable rental housing
☐ Help Persons with Disabilities	3	Improve access to affordable rental housing
☐ Address Public Housing Needs		

Project-level Accomplishments

01 People	**Proposed**	500	Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	
Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	
Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Alleviate housing discrimination	Number of people assisted	

21D Fair Housing Activities (subject to 20% Admin cap) 570.20	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$51,007	Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
	Actual Units			**Actual Units**	
Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
	Actual Units			**Actual Units**	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	CDBG Program Administration		
Description:	**IDIS Project #:** 4	**UOG Code:**	CA62406 NAPA CITY

General management, oversight, monitoring, and coordination of all programs funded with CDBG. Activities also include environmental reviews and labor compliance management.

Location:	**Priority Need Category**	
1100 West St., 94559	**Select one:**	Planning/Administration
Expected Completion Date:	**Explanation:**	
6/30/2006	General administration of the City's CDBG program.	
National Objective Codes:		
Not Applicable		

Project Primary Purpose	**Specific Objectives**
☐ Help the Homeless	1
☐ Help Persons with HIV/AIDS	2
☐ Help Persons with Disabilities	3
☐ Address Public Housing Needs	

Project-level Accomplishments

Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	

Proposed Outcome	**Performance Measure**	**Actual Outcome**

21A General Program Administration 570.206	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	Proposed Amt.	$140,814	Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Napa Housing Authority Lead Based Paint Program		
Description:	**IDIS Project #:** 5	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority provides lead based paint testing, screening, and abatement services to qualifying low income households in Napa. The service is available citywide.

Location:	**Priority Need Category**	
Citywide	**Select one:**	Other
Expected Completion Date:	**Explanation:**	
6/30/2006	Lead based paint testing is typically done in conjunction with the Housing Authority's rehabilitation loan program.	
National Objective Codes:		
LMH		

Project Primary Purpose	**Specific Objectives**
☐ Help the Homeless	1 Improve the quality of owner housing
☐ Help Persons with HIV/AIDS	2 Improve access to affordable rental housing
☐ Help Persons with Disabilities	3
☐ Address Public Housing Needs	

Project-level Accomplishments

04 Households	**Proposed**	15		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Reduce lead based paint hazards in Napa homes	Number of home tested	

14I Lead-Based/Lead Hazard Test/Abate 570.202	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$10,000		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Napa Housing Authority Housing Rehabilitation Loan Program-Administration		
Description:	**IDIS Project #:** 65	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority administers a loan program for housing rehab/improvements to qualifying low income residents in Napa. The program includes both single and multi family projects and is available to owner and renter occupied homes.

Location:	**Priority Need Category**
Citywide	**Select one:** Owner Occupied Housing
Expected Completion Date:	**Explanation:**
6/30/2006	Rehab loans are available for both owner occupied and rental housing.
National Objective Codes:	
LMH	

Project Primary Purpose	**Specific Objectives**
☐ Help the Homeless	1
☐ Help Persons with HIV/AIDS	2
☐ Help Persons with Disabilities	3
☐ Address Public Housing Needs	

Project-level Accomplishments

Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
This project is for admin only		

14H Rehabilitation Administration 570.202	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	Proposed Amt.	$122,006	Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Grantee Name: **City of Napa**

CPMP Version 2.3

Project Name:	Napa Housing Authority Rehabilitation Loan Program Multi Family		
Description:	**IDIS Project #:** 7	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority administers a loan program for housing rehab/improvements to qualifying low income residents in Napa. The program includes both single and multi family projects and is available to owner and renter occupied homes.

Location:	**Priority Need Category**
Citywide	**Select one:** Owner Occupied Housing
Expected Completion Date: 6/30/2006	**Explanation:** Rehab loans are available for both owner occupied and rental housing.
National Objective Codes: LMH	

Project Primary Purpose	**Specific Objectives**
☐ Help the Homeless	1 Improve the quality of owner housing
☐ Help Persons with HIV/AIDS	2 Improve the quality of affordable rental housing
☐ Help Persons with Disabilities	3
☐ Address Public Housing Needs	

Project-level Accomplishments

10 Housing Units	Proposed	2	Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Improve housing for low income residents	Number of rehab projects completed	

14B Rehab; Multi-Unit Residential 570.202	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	Proposed Amt.	$65,000	Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Grantee Name: **City of Napa**

CPMP Version 2.3

Project Name:	Napa Housing Authority Housing Rehabilitation Loan Program-Single Family		
Description:	**IDIS Project #:** 8	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority administers a loan program for housing rehab/improvements to qualifying low income residents in Napa. The program includes both single and multi family projects and is available to owner and renter occupied homes.

Location:	**Priority Need Category**	
Citywide	**Select one:**	Owner Occupied Housing
Expected Completion Date: 6/30/2006	**Explanation:** Rehab loans are available for both owner occupied and rental housing.	
National Objective Codes: LMH		

Project Primary Purpose	**Specific Objectives**
☐ Help the Homeless	1 Improve the quality of owner housing
☐ Help Persons with HIV/AIDS	2 Improve the quality of affordable rental housing
☐ Help Persons with Disabilities	3
☐ Address Public Housing Needs	

Project-level Accomplishments

10 Housing Units	**Proposed**	10		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Improve housing for low income residents	Number of rehab projects completed	

14A Rehab; Single-Unit Residential 570.202	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$105,000		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Grantee Name: **City of Napa**

CPMP Version : 3

Project Name:	City of Napa Sidewalk Repair Program		
Description:	**IDIS Project #:** 9	**UOG Code:**	CA62406 NAPA CITY

The City is in the process of replacing highly damaged and unsafe sidewalks in the low income census tract 2002, block group 3, known as the Los Robles neighborhood.

Location:	**Priority Need Category**
CT 2002, BG 3	**Select one:** Infrastructure
Expected Completion Date: 6/30/2006	**Explanation:** Improve sidewalks in a low income neighborhood
National Objective Codes: LMA	

Project Primary Purpose:	**Specific Objectives**
☐ Help the Homeless	1 Improve quality / increase quantity of public improvements for lower income persons
☐ Help Persons with HIV/AIDS	2
☐ Help Persons with Disabilities	3
☐ Address Public Housing Needs	

Project-level Accomplishments

01 People	Proposed	2800		Accompl. Type:	Proposed	
	Underway				Underway	
	Complete				Complete	
Accompl. Type:	Proposed			Accompl. Type:	Proposed	
	Underway				Underway	
	Complete				Complete	
Accompl. Type:	Proposed			Accompl. Type:	Proposed	
	Underway				Underway	
	Complete				Complete	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Improve quality of low income neighborhood	Percentage of sidwalks replaced	

03L Sidewalks 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	Proposed Amt.	$230,000		Fund Source:	Proposed Amt.	
	Actual Amount				Actual Amount	
Fund Source:	Proposed Amt.			Fund Source:	Proposed Amt.	
	Actual Amount				Actual Amount	
Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
	Actual Units				Actual Units	
Accompl. Type:	Proposed Units			Accompl. Type:	Proposed Units	
	Actual Units				Actual Units	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	City of Napa Handicap Access Ramp Installation		
Description:	**IDIS Project #:** 10	**UOG Code:**	CA62406 NAPA CITY

The City will install handicap access ramps in the Los Robles neighborhood in conjunction with sidewalk replacement in that area.

Location:

CT 2002, BG 3

Priority Need Category

Select one: Infrastructure

Explanation:

Improve accessibility in the Los Robles area with installation of handicap access ramps.

Expected Completion Date:

6/30/2006

National Objective Codes:

LMA

Project Primary Purpose

- ☐ Help the Homeless
- ☐ Help Persons with HIV/AIDS
- ☐ Help Persons with Disabilities
- ☐ Address Public Housing Needs

Specific Objectives

1. Increase range of housing options & related services for persons w/ special needs
2.
3.

Project-level Accomplishments

11 Public Facilities	Proposed	3	Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Improve accessibility for the disabled in Napa	Number of handicap access ramps installed	

03 Public Facilities and Improvements (General) 570.201(c) | Matrix Codes

Matrix Codes | Matrix Codes

Matrix Codes | Matrix Codes

Program Year 1

CDBG	Proposed Amt.	$5,000	Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Napa Senior Center Facility Rehabilitation		
Description:	**IDIS Project #:** 11	**UOG Code:**	CA62406 NAPA CITY

The City of Napa Senior Center includes a property in deparate need of rehabilitation in order to make the building usable for senior activities. This project will provide the work needed to make the facility safe and accessible for senior residents in Napa.

Location:	**Priority Need Category**	
1518 Jefferson St.; 94559	**Select one:**	Public Facilities
Expected Completion Date: 6/30/2006	**Explanation:** Senior Center facility used for senior activities, meetings, and club events.	
National Objective Codes: LMC		

Project Primary Purpose:	**Specific Objectives**
☐ Help the Homeless	1 Improve quality / increase quantity of public improvements for lower income persons
☐ Help Persons with HIV/AIDS	2
☐ Help Persons with Disabilities	3
☐ Address Public Housing Needs	

Project-level Accomplishments

11 Public Facilities	**Proposed**	1		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Functional and safe Senior Center facility	Percent of increased usage of facility	

03A Senior Centers 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$90,000		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Napa Housing Authority Non Profit Facility Rehab-Aldea			
Description:	**IDIS Project #:**	12	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority is managing a collaborative project involving facility improvements to several non profit agencies in Napa. This project includes a roof and gutter replacement at a facility owned by Aldea Children and Family Services. Aldea provides mental health services to children, families, and adults with developmental disabilities.

Location:	**Priority Need Category**
4002 Jefferson St., 94559	**Select one:** Public Facilities
Expected Completion Date: 6/30/2006	**Explanation:** This project will improve an existing public facility used for special needs adults struggling with abuse, neglect, emotional problems or developmental disabilities.
National Objective Codes: LMC	

Project Primary Purpose	**Specific Objectives**
☐ Help the Homeless	1 Improve quality / increase quantity of public improvements for lower income persons
☐ Help Persons with HIV/AIDS	2
☑ Help Persons with Disabilities	3
☐ Address Public Housing Needs	

Project-level Accomplishments

11 Public Facilities	Proposed	1	Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Improved non profit facility for residents	Number and types of improvements made	

03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	Proposed Amt.	$15,488	Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Napa Housing Authority Non Profit Facility Rehab-CANV Samaritan Center			
Description:	**IDIS Project #:**	13	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority is managing a collaborative project involving facility improvements to several non-profit agencies in Napa. This project includes floor replacement in the bathroom and laundry room at a homeless shelter operated by Community Action of Napa Valley (CANV). This shelter is the only shelter open to families in Napa.

Location:	**Priority Need Category**	
2521 Old Sonoma Rd., 94559	**Select one:**	Public Facilities
Expected Completion Date:	**Explanation:**	
6/30/2006	This project will improve an existing public facility used as a family homeless shelter.	
National Objective Codes:		
LMH		

Project Primary Purpose:	**Specific Objectives**	
☐ Help the Homeless	1	Improve quality / increase quantity of public improvements for lower income persons
☐ Help Persons with HIV/AIDS	2	
☐ Help Persons with Disabilities	3	
☐ Address Public Housing Needs		

Project-level Accomplishments

11 Public Facilities	**Proposed**	1		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Improved non profit facility for residents	Number and types of improvements made	

03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$7,160		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Napa Housing Authority Non Profit Facility Rehab-CANV Hope Center			
Description:	**IDIS Project #:**	14	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority is managing a collaborative project involving facility improvements to several non profit agencies in Napa. This project includes carpeting and vinyl flooring replacement at the Hope Resource Center operated by CANV. The Hope Center is designed to serve homeless persons who are unable or unwilling to follow strict guidelines including seeking work and housing. It also provides substance abuse treatment and mental heath counseling.

Location:	**Priority Need Category**	
1301 Fourth St., 94559	**Select one:**	Public Facilities
Expected Completion Date:	**Explanation:**	
6/30/2006	This project will improve an existing public facility used as a resource center for the homeless.	
National Objective Codes:		
LMH		

Project Primary Purpose	**Specific Objectives**	
☐ Help the Homeless	1	Improve quality / increase quantity of public improvements for lower income persons
☐ Help Persons with HIV/AIDS	2	
☐ Help Persons with Disabilities	3	
☐ Address Public Housing Needs		

Project-level Accomplishments

11 Public Facilities	**Proposed**	1		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Improved non profit facility for residents	Number and types of improvements made	

03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$22,050		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Napa Housing Authority Non Profit Facility Rehab-CANV Los Ninos Center			
Description:	**IDIS Project #:**	15	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority is managing a collaborative project involving facility improvements to several non profit agencies in Napa. This project includes replacement of four heat pumps and exterior painting at the Los Ninos child care facility operated by CANV. The Los Ninos Center center offers child and family development programs.

Location:	**Priority Need Category**
1510 Myrtle Ave., 94559	**Select one:** Public Facilities
Expected Completion Date: 6/30/2006	**Explanation:** This project will improve an existing public facility used as a resource center for child development.
National Objective Codes: LMH	

Project Primary Purpose	**Specific Objectives**
☐ Help the Homeless	1 Improve quality / increase quantity of public improvements for lower income persons
☐ Help Persons with HIV/AIDS	2
☐ Help Persons with Disabilities	3
☐ Address Public Housing Needs	

Project-level Accomplishments

11 Public Facilities	**Proposed**	1		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Improved non profit facility for residents	Number and types of improvements made	

03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$28,395		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

CPMP Version 1.3

Grantee Name: **City of Napa**

Project Name:	Napa Housing Authority Non Profit Facility Rehab Catholic Charities		
Description:	**IDIS Project #:** 16	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority is managing a collaborative project involving facility improvements to several non profit agencies in Napa. This project includes the removal of an unsafe improperly filled inground pool and patio improvements/expansion at a facility operated by Catholic Charities. The property is used as a family reunification facility and houses up to four families at one time.

Location:	**Priority Need Category**	
1046 Bella Dr., 94559	**Select one:**	Public Facilities
Expected Completion Date:	**Explanation:**	
6/30/2006	This project will improve an existing public facility used as a resource center for child development.	
National Objective Codes:		
LMH		

Project Primary Purpose:	**Specific Objectives**
☐ Help the Homeless	1 Improve quality / increase quantity of public improvements for lower income persons
☐ Help Persons with HIV/AIDS	2
☐ Help Persons with Disabilities	3
☐ Address Public Housing Needs	

Project-level Accomplishments

11 Public Facilities	**Proposed**	1	Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	
Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	
Accompl. Type:	**Proposed**		Accompl. Type:	**Proposed**	
	Underway			**Underway**	
	Complete			**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Improved non profit facility for residents	Number and types of improvements made	

03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$19,200	Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
Fund Source:	**Proposed Amt.**		Fund Source:	**Proposed Amt.**	
	Actual Amount			**Actual Amount**	
Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
	Actual Units			**Actual Units**	
Accompl. Type:	**Proposed Units**		Accompl. Type:	**Proposed Units**	
	Actual Units			**Actual Units**	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Napa Housing Authority Non-Profit Facility Rehab-Catholic Charities		
Description:	**IDIS Project #:** 17	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority is managing a collaborative project involving facility improvements to several non profit agencies in Napa. This project includes the exterior painting of a facility operated by Catholic Charities. The facility known as Hale Nalu consists of 8 one-bedroom apartments that temporarily house former homeless individuals with disabilities.

Location:	**Priority Need Category**
1070 Imola Ave., 94559	**Select one:** Public Facilities
Expected Completion Date: 6/30/2006	**Explanation:** This project will improve an existing public facility serving as transitional housing for former homeless persons with disabilities.
National Objective Codes: LMH	

Project Primary Purpose	**Specific Objectives**
☑ Help the Homeless	1 Improve quality / increase quantity of public improvements for lower income persons
☐ Help Persons with HIV/AIDS	2
☐ Help Persons with Disabilities	3
☐ Address Public Housing Needs	

Project-level Accomplishments

11 Public Facilities	Proposed	1	Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Improved non profit facility for residents	Number and types of improvements made	

03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	Proposed Amt.	$16,665	Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Napa Housing Authority Non Profit Facility Rehab-Catholic Charities				
Description:		**IDIS Project #:**	18	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority is managing a collaborative project involving facility improvements to several non profit agencies in Napa. This project involves rebuilding two sets of exterior stairs and improving some of the interior walls of a facility operated by Catholic Charities. The facility known as the Rainbow House temporarily houses 4 women with young children and 8 single women. Residents particpate in a 2 year program of support that includes parenting, career development, health care, and financial planning.

Location:	**Priority Need Category**	
1209 Jefferson St., 94559	**Select one:**	Public Facilities
Expected Completion Date:	**Explanation:**	
6/30/2006	This project will improve an existing public facility serving as transitional housing for single mothers or pregnant women aged 18-24 with children 4 or under.	
National Objective Codes:		
LMH		

Project Primary Purpose:	**Specific Objectives**
☑ Help the Homeless	1 Improve quality / increase quantity of public improvements for lower income persons
☐ Help Persons with HIV/AIDS	2
☐ Help Persons with Disabilities	3
☐ Address Public Housing Needs	

Project-level Accomplishments

11 Public Facilities	**Proposed**	1		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Improved non profit facility for residents	Number and types of improvements made	

03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$27,165		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Grantee Name: **City of Napa**

CPMP Version 2.3

Project Name:	Napa Housing Authority Non Profit Facility Rehab-Child Start		
Description:	**IDIS Project #:** 19	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority is managing a collaborative project involving facility improvements to several non profit agencies in Napa. This project involves installing new ADA compliant playground equipment at a facility operated by Child Start. Child Start promotes the health, social, economic, and education growth of low income children and families in Napa.

Location:	**Priority Need Category**	
70 Calaveras Ct., 94559	**Select one:**	Public Facilities
Expected Completion Date: 6/30/2006	**Explanation:** This project will improve an existing public facility used for Child Start activities.	
National Objective Codes: LMH		

Project Primary Purpose	**Specific Objectives**
☐ Help the Homeless	1 Improve quality / increase quantity of public improvements for lower income persons
☐ Help Persons with HIV/AIDS	2
☐ Help Persons with Disabilities	3
☐ Address Public Housing Needs	

Project-level Accomplishments

11 Public Facilities	Proposed	1	Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Improved non profit facility for residents	Number and types of improvements made	

03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	Proposed Amt.	$30,970	Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Napa Housing Authority Non Profit Facility Rehab-Cope Family Center		
Description:	**IDIS Project #:** 20	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority is managing a collaborative project involving facility improvements to several non profit agencies in Napa. This project includes exterior painting of the Cope Family Center. Cope works with families to prevent child abuse and neglect through support, education, and empowerment.

Location:

1340 Fourth St., 94559

Priority Need Category

Select one: Public Facilities

Explanation:

This project will improve an existing public facility used for programs to prevent child abuse and neglect.

Expected Completion Date:

6/30/2006

National Objective Codes:

LMH

Project Primary Purpose:

- ☐ Help the Homeless
- ☐ Help Persons with HIV/AIDS
- ☐ Help Persons with Disabilities
- ☐ Address Public Housing Needs

Specific Objectives

1. Improve quality / increase quantity of public improvements for lower income persons
2.
3.

Project-level Accomplishments

11 Public Facilities	Proposed	1		Accompl. Type:	Proposed	
	Underway				Underway	
	Complete				Complete	
Accompl. Type:	Proposed			Accompl. Type:	Proposed	
	Underway				Underway	
	Complete				Complete	
Accompl. Type:	Proposed			Accompl. Type:	Proposed	
	Underway				Underway	
	Complete				Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Improved non profit facility for residents	Number and types of improvements made	

03 Public Facilities and Improvements (General) 570.201(c) | Matrix Codes

Matrix Codes | Matrix Codes

Matrix Codes | Matrix Codes

Program Year 1

CDBG	Proposed Amt.	$30,475	Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Napa Housing Auth. Non Profit Facility Rehab-Family Service of Napa Valley			
Description:	**IDIS Project #:**	21	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority is managing a collaborative project involving facility improvements to several non profit agencies in Napa. This project includes installation of a security fence at a facility operated by Family Service of Napa Valley (FSNV). FSNV is a non profit mental heath organization for families, couples, and individuals.

Location:	**Priority Need Category**	
709 Franklin St., 94559	**Select one:**	Public Facilities
Expected Completion Date:	**Explanation:**	
6/30/2006	This project will improve an existing public facility used for mental health counseling services.	
National Objective Codes:		
LMH		

Project Primary Purpose:	**Specific Objectives**	
☐ Help the Homeless	1	Improve quality / increase quantity of public improvements for lower income persons
☐ Help Persons with HIV/AIDS	2	
☑ Help Persons with Disabilities	3	
☐ Address Public Housing Needs		

Project-level Accomplishments

11 Public Facilities	**Proposed**	1		Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	
Accompl. Type:	**Proposed**			Accompl. Type:	**Proposed**	
	Underway				**Underway**	
	Complete				**Complete**	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Improved non profit facility for residents	Number and types of improvements made	

03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	**Proposed Amt.**	$8,910		Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Fund Source:	**Proposed Amt.**			Fund Source:	**Proposed Amt.**	
	Actual Amount				**Actual Amount**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	
Accompl. Type:	**Proposed Units**			Accompl. Type:	**Proposed Units**	
	Actual Units				**Actual Units**	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Napa Housing Auth - Non Prof. Facility Rehab - Family Service of Napa Valley			
Description:	**IDIS Project #:**	22	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority is managing a collaborative project involving facility improvements to several non-profit agencies in Napa. This project includes bedroom painting and carpeting at a facility operated by Family Service of Napa Valley (FSNV). FSNV is a non-profit mental health organization for families, couples and individuals.

Location:	**Priority Need Category**
2445 Yajome St, 94559	**Select one:** Public Facilities
Expected Completion Date:	**Explanation:**
6/30/2006	this project will improve an existing public facility used for mental health counseling services.
National Objective Codes:	
LMH	

Project Primary Purpose	**Specific Objectives**
☐ Help the Homeless	1 Improve quality / increase quantity of public improvements for lower income persons
☐ Help Persons with HIV/AIDS	2
☑ Help Persons with Disabilities	3
☐ Address Public Housing Needs	

Project-level Accomplishments

11 Public Facilities	Proposed	1	Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	

Proposed Outcome	**Performance Measure**	**Actual Outcome**
Improved non profit facility for residents	Number and types of improvements made	

03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	Proposed Amt.	$6,700	Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Grantee Name: **City of Napa**

CPMP Version 1.3

Project Name:	Napa Housing Auth - Non Profit Facility Rehab - Family Service of Napa Valley		
Description:	**IDIS Project #:** 23	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority is managing a collaborative project involving facility improvements to several non profit agencies in Napa. This project includes the repair of a fireplace and chimney as part of energy improvements and installation of new carpeting at a facility operated by Family Service of Napa Valley (FSNV). FSNV is a non profit mental health organization for families, couples, and individuals.

Location:

1541 Parkwood St. 94559

Priority Need Category

Select one: Public Facilities

Explanation:

This project will improve an existing public facility used for mental health counseling services.

Expected Completion Date:

6/30/2006

National Objective Codes:

LMH

Project Primary Purpose:

- ☐ Help the Homeless
- ☐ Help Persons with HIV/AIDS
- ☑ Help Persons with Disabilities
- ☐ Address Public Housing Needs

Specific Objectives

1. Improve quality / increase quantity of public improvements for lower income persons
2.
3.

Project-level Accomplishments

11 Public Facilities	Proposed	1	Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	
Accompl. Type:	Proposed		Accompl. Type:	Proposed	
	Underway			Underway	
	Complete			Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Improved non profit facility for residents	Number and types of improvements made	

03 Public Facilities and Improvements (General) 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

CDBG	Proposed Amt.	$19,185	Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
	Actual Amount			Actual Amount	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

CPMP Version 1.3

Grantee Name: **City of Napa**

Project Name:	Napa Housing Authority Non-profit Facility Rehab Program Administration		
Description:	**IDIS Project #:** 24	**UOG Code:**	CA62406 NAPA CITY

The Napa Housing Authority is managing a collaborative project involving facility improvements to several non-profit agencies in Napa. This project includes the funding of administrative costs associated with management of the program.

Location:	**Priority Need Category**
N/A	**Select one:** Public Facilities

Explanation:

This project will fund the administrative costs associated with the Non-Profit Facility Improvement program.

Expected Completion Date: (mm/dd/yyyy)

National Objective Codes: Not Applicable

Project Primary Purpose:

- ☐ Help the Homeless
- ☐ Help Persons with HIV/AIDS
- ☐ Help Persons with Disabilities
- ☐ Address Public Housing Needs

Specific Objectives

1.
2.
3.

Project-level Accomplishments

Accompl. Type:	Proposed	Underway	Complete	Accompl. Type:	Proposed	Underway	Complete

Proposed Outcome	Performance Measure	Actual Outcome

Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1

Fund Source:	Proposed Amt.	Actual Amount	Fund Source:	Proposed Amt.	Actual Amount
	40,050				
Fund Source:	Proposed Amt.	Actual Amount	Fund Source:	Proposed Amt.	Actual Amount

Accompl. Type:	Proposed Units	Actual Units	Accompl. Type:	Proposed Units	Actual Units
Accompl. Type:	Proposed Units	Actual Units	Accompl. Type:	Proposed Units	Actual Units