

City of Napa

Consolidated Plan

2010-2015

Five Year Submission to:

**U.S. Department of Housing and Urban
Development**

MAY 2010

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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 required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

3-5 Year Strategic Plan Executive Summary:

The Consolidated Plan is a five-year planning document which identifies housing needs and problems; analyzes market conditions and resources; set priorities and adopts strategies; allocates resources and contains an annual plan which tracks how monies are spent and how goals are accomplished. All cities receiving entitlement funds from the U.S. Department of Housing and Urban Development (HUD), such as Community Development Block Grant (CDBG) and HOME investment Partnerships (HOME) are required to prepare a Consolidated Plan. The City of Napa is an entitlement city only for CDBG funds. Other funds such as HOME must be applied for through the State and are awarded on a competitive basis.

The 2010- 2015 Consolidated Plan replaces the current 2005 -2010 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, incorporated in 1872, is located approximately 50 miles northeast of San Francisco. Napa County is the pre-eminent grape-growing and wine-processing region in the state. The City has a land area of 17.56 square miles. The population was counted at 72,585 at the 2000 Census, and estimated at 76,046 in 2008, roughly 60 percent of the county's population.

Action Plan

The City's Consolidated Plan provides a vision for housing and community development. It includes a one-year Action Plan for spending \$863,446 in CDBG funds. The majority of the CDBG funds will be spent on community development and housing, including funds for the homeless shelter system. The City also

plans to allocate specific local funds such as Redevelopment 20% Set Aside Funds and Inclusionary Funds towards development of affordable housing.

Consolidated Plan Development

The Housing Division of the City of Napa Community Development Department was primarily responsible for drafting the Plan. In the development process, the Housing Division consulted with staff from the Housing Authority, Planning Division, Economic Development Department, Public Works Department and Parks and Recreation Department. The Housing Division also consulted with a variety of staff from the Napa County Health and Human Services Agency. Input was also received from local non-profit organizations, including Napa Valley Community Housing, Community Action of Napa Valley, Napa Emergency Women's Shelter, Fair Housing Napa Valley, Care Network for HIV/AIDS patients, Progress Foundation, Catholic Charities, Area Agency on Aging, and Puertas Abiertas Community Resource Center.

The City's CDBG Citizens' Advisory Committee (CDBG Committee) was responsible for promoting and encouraging a wide range of citizen participation and input in the development of the Consolidated Plan. The Committee held a series of public workshops and meetings to solicit input. Various community non-profit agencies as well as members of the public participated in the public meetings and provided information and differing perspectives on community needs.

Housing Needs

Household income has the largest impact on housing needs. The extent of cost burden and housing problems directly correlate to household incomes, with extremely low income households obviously having the biggest problem with housing cost burden. The lowest income households also have the most non-cost housing problems, such as overcrowding or insufficient facilities.

Housing needs are also influenced by family characteristics. Large households and Hispanic households are more likely to have housing problems than the typical Napa household, including overcrowding.

Lastly, special needs groups such as seniors, disabled and farmworkers all have unique housing problems. These problems respectively include deterioration of housing, lack of accessible housing, and overcrowding. People with HIV/ AIDS also have a disproportionate problem with housing costs.

Extremely low income households comprise nearly 10 percent of Napa's population and are predominantly renters (68 percent). Cost burden and housing problems are serious concern for ELI households. Very low income households

(12 percent of population) also have cost burden and housing problems, but to a slightly lesser extent.

Housing Priorities

Following are the Consolidated Plan's priorities for Housing:

- Assisting extremely-low, very-low and low-income renter families with the construction of new affordable rental units, the acquisition and rehabilitation of existing units and provision of rental assistance;
- Assisting low-income households in purchasing their first homes and low-income homeowners in making repairs and improvements to their homes;
- Assisting low-income elderly homeowners with maintenance, rehabilitation, and reasonable modifications to their homes, to allow them to "age in place"; and
- Assisting homeless persons and non-homeless persons with special needs through the development of new permanent supportive housing and transitional housing, rental assistance and construction of new rental housing units.

Homeless Priorities

The Consolidated Plan prioritizes the following activities to assist the homeless:

- Continued financial support towards the operation of the emergency shelter system, including financial support of a bi-lingual Hispanic counselor position at the domestic violence shelter;
- Development of new permanent supportive housing and transitional housing, rental assistance and construction of new rental housing units for homeless persons;
- Funding capital improvements to homeless shelters.

Community Development

The Consolidated Plan identifies the following priorities for Community Development activities:

- Information, referral and outreach activities to connect the Hispanic population with available community services;
- Fair housing activities, including outreach and group training on fair housing, and tenant/landlord counseling regarding housing discrimination complaints;
- Supportive services for children aging out of the foster system;
- Capital Improvement Projects (CIP) for non-profit owned facilities, including ADA improvements;
- In-fill sidewalk projects in low-income neighborhoods, especially in proximity to senior housing, bus stops and schools;
- ADA improvements to City-owned public facilities; and

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- Park improvements, including ADA accessible restroom facilities at O'Brien Park and Westwood Hills Park and lighting improvements at Fuller Park.

Non Homeless Special Needs

The Consolidated Plan places a priority on assisting non-homeless persons with special needs through the following activities:

- Development of new permanent supportive housing and transitional housing;
- Rental assistance; and
- Construction of new rental housing units.

Past Performance

The final year of the 2005-10 Consolidated Plan is nearing completion. During the five year period of the Plan, the City of Napa was granted \$3,557,876 in regular CDBG grant funds. In addition, the City was awarded \$183,683 in CDBG Recovery Act funds. Following are highlights of the major accomplishments during the past five years:

- Financial support of the homeless shelters operated by Community Action Napa Valley;
- Funding of a bilingual counselor at Napa Emergency Women's Shelter (NEWS);
- Funding to support Fair Housing Napa Valley in carrying out fair housing activities;
- Completion of all but the final phase for the Los Robles Sidewalk Project, with the final phase scheduled for the summer of 2010;
- Rehabilitation and capital improvements to several facilities owned and operated by community non-profits, including the CANV Samaritan Family Homeless Shelter, the NEWS shelter, Napa Valley Hospice and Adult Day Center, Child Start facilities, North Bay Housing Coalition group home, Progress Foundation group home, Catholic Charities affordable housing projects, CANV HOPE Center, and Napa Valley Food Bank; and
- Rehabilitation of low-income owner occupied single family residences and low-income rental units;

CDBG Recovery Act funds were allocated to retain a Family Services Advocate position at NEWS and installation of ADA Playground Improvements at Fuller Park and Laurel Park. The park projects have been put out to bid and are scheduled to be completed prior to the end of this fiscal year.

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:

The Strategic Plan establishes general priorities for assisting various low-income residents, including the homeless and non-homeless special needs populations within the City. The Strategic Plan is based on an analysis of the community's needs, as well as market and inventory conditions described in the document. The plan consists of the following elements:

- Description of the basis for assigning priorities given to each category of need;
- Identification of obstacles to meet under-served needs;
- Identification of proposed accomplishments the City hopes to achieve over the next five years for each specific objective;
- Description of the community's priority non-housing community development needs eligible for assistance under HUD's Community Development Block Grant Program's (CDBG) eligibility categories;
- Assessment of existing regulatory barriers to development of affordable housing in the community, including planned efforts to remove or reduce negative effects associated with public policies;
- Description of actions being taken to evaluate and reduce identified lead-based paint hazards;
- Description of the community's goals, programs, and policies for reducing the number of poverty-level families within the community; and
- Description of existing institutional structure of private industry, non-profit organizations, and public institutions through which the City will carry out its housing and community development plan. This includes an assessment of the strengths and gaps in the delivery system and describing any activities to enhance coordination between public, private, and governmental entities.

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)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

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

3-5 Year Strategic Plan General Questions response:

Governmental Structure

The City of Napa, incorporated in 1872, is located approximately 50 miles northeast of San Francisco. Napa County is the pre-eminent grape-growing and wine-processing region in the state. The City has a land area of 17.56 square miles. The population was counted at 72,585 at the 2000 Census, and estimated at 76,046 in 2008, roughly 60 percent of the county's population.

The City of Napa is governed by the council-manager form of government. Policymaking and legislative authority are vested in the governing city council, which consists of a mayor and four council members. The Council is responsible 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, with council members serving four-year terms and two council members elected every two years.

Local Economy and Labor Force

Traditionally, the Napa County economy has centered on agriculture, particularly viticulture. Tourism associated with the wineries is a key industry for both the City of Napa and the entire county. Retail trade, hotels and lodgings, restaurants and other tourism activities are central to the city's economy. At the 2000 Census, slightly over a quarter of Napa's workforce was employed in agriculture or services related to art, entertainment, food service, recreation, or accommodations. According to data from the Economic Development Department, nearly half of Napa County businesses employing more than 50 people were directly related to the tourism and service industry. Other industries with high employment include health care (Queen of the Valley Hospital, Napa State Hospital, and St. Helena Hospital), education (Napa Valley Unified School District, Napa Valley College), and public administration (City and County of Napa).

Napa's economy suffered from the recession of 2008. Development of both commercial and residential properties has stagnated and property values have sharply dropped. Napa's unemployment rates have greatly increased in the past two years, from 3.9 percent in November 2007 to 10.4 percent in November 2009, although this increase is almost identical to the increase in unemployment in California as a whole.

Ethnic Composition

Historically, Napa has been a diverse city, and this continues today. People who identified as White declined from 80 percent to 75 percent of the total population between 2000 and 2008 (U.S. Census 2000, Claritas 2008) During the same time frame, the Hispanic population of Napa increased by nearly 30,000 people raising the percent of ethnic Hispanics in Napa to 34 percent of the total population (U.S. Census 2000, Claritas, 2008). In 2008, three percent of the population was Asian, while one percent was black. A total of 17 percent reported a multi-racial background.

Areas of Concentration: Hispanic/Latino population

The 2000 Census showed four census tracts within the City of Napa with disproportionately high percentages of Hispanic residents. The 2000 Census data show census tracts 2002.03, 2005.01, 2005.03, and 2008.01 with a Hispanic population consisting of 37 percent or more of the tract population. These percentages could be even greater today, given the significant growth in the Hispanic population in the City as a whole. According to the 2000 Census, the highest concentration of Hispanic households was in tract 2002.03, with 50.5 percent of the population identifying as Hispanic. Census tract 2002.03 lies directly north of the downtown area and to the west of the river. Refer to Appendix 1 for the Census Tract Map.

Areas of Concentration: Low-Income population

Three census tracts within the City of Napa had disproportionately high percentages of low-income residents (with incomes less than 80 percent of the area median income). Nearly 60 percent of Napa's population earns less than the median income, and tracts 2002.02, 2005.01, and 2005.03 all had populations of which 70 percent or more were low-income. Tract 2002.02 had the highest proportion of low-income residents at 80.6 percent. Refer to Appendix 1 for the Census Tract Map.

Relationship of Funding to Areas of Concentration

All programs receiving priority for funding focus on services to low income households. Public Service programs funded with CDBG funds are required to include a component of outreach to the Hispanic population and demonstrate bi-lingual and cultural competence to service this population.

Community Development public facility improvement projects funded with CDBG funds must either serve a clientele that is predominantly low income or be located in a census tract with a population of 51 percent or more low income persons.

Obstacles to Meeting Underserved Needs

The primary obstacle in meeting underserved needs is the limited availability of resources. The economic recession has dramatically impacted State and local budgets. Financing for housing development has become difficult to secure. The ability of local non-profits to meet social and health service needs as both private and governmental grant funds have been reduced. The City will continue to directly apply for grants as they become available as well as collaborate with local government and non-profit partners in applying for grant opportunities.

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:

Lead Agency

The City of Napa is the lead agency responsible for coordinating the development of the Consolidated Plan. Several city departments administer programs covered by the Consolidated Plan.

The Housing Division of the Community Development Department is responsible for the administration and implementation of the Community Development Block Grant funds and providing staff support to the CDBG Citizens' Advisory Committee.

The Housing Division of the Community Development Department and the Housing Authority of the City of Napa is responsible for the administration and implementation of the housing and homeless assistance programs and new affordable housing developments in the City of Napa.

The Planning Division of the Community Development Department 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 the goals, policies and programs to assist in meeting the City's housing needs.

Plan Development Process

The Housing Division was primarily responsible for drafting the Plan. In the development process, the Housing Division consulted with staff from the Housing Authority, Planning Division, Economic Development Department, Public Works Department and Parks and Recreation Department. The Housing Division also consulted with a variety of staff from the Napa County Health and Human Services Agency. Input was also received from Napa Valley Community Housing, Community Action of Napa Valley, Napa Emergency Women's Shelter, Fair Housing Napa Valley, Care Network for HIV/AIDS patients, Progress Foundation, Catholic Charities, Area Agency on Aging, and Puertas Abiertas Community Resource Center.

The Housing Division also worked closely with HOME Base, the non-profit organization contracted by Napa County and the Housing Authority of the City of Napa to coordinate the efforts of the Continuum of Care, which is a consortium of governmental agencies and non-profit organizations providing services to the homeless in Napa County. Organizations participating in the Continuum of Care include: the Housing Authority of the City of Napa, the Napa County Health and Human Services Agency, Family Service of Napa Valley, Buckelew Programs; Community Action Napa Valley, Legal Aid of Napa Valley, Project 90, Catholic Charities, Greater Napa Valley Fair Housing Center, Napa Emergency Women's Services, VOICES, Napa Valley Community Housing, Napa Police Department, Community Resources for Independence, Clinic Ole, Napa County Training and Employment, Cybermill, Progress Foundation, Residential stabilization and Detox Center, Wolfe Center, Alternative for Better Living, Sister Anne's Dental Clinic, Napa Boys and Girls Club, the Salvation Army, the Volunteer Center, and First Impression.

The Napa Valley Non-Profit Coalition, a county-wide coalition of over 40 non-profit and governmental agencies were also invited to workshop meetings held by the CDBG Committee to solicit input.

Various community non-profit agencies as well as members of the public participated in the public meetings and provided information and differing perspectives on community needs.

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:

Summary of Process

The City of Napa has adopted a Citizen Participation Plan that sets forth the procedures and guidelines to be followed by the City in providing for citizen participation in the Consolidated Plan process. A copy of this document can be found in Appendix 2.

The City's CDBG Citizens' Advisory Committee (CDBG Committee) is charged with the responsibility for promoting and encouraging a wide range of citizen participation and input in the development of the Consolidated Plan. The Committee held a series of public workshops and meetings on November 2, 9, 16, 23, 30, and December 14, 2009. These meetings were publicized in English and Spanish via display ads in the Napa Valley Register, on the City's website, and on the Napa County Library bulletin board. In addition, ads were placed on the local community access TV channel, at a local Hispanic grocery store and at Puertas Abiertas Community Resource Center.

In addition, the City Council held a public hearing on needs and priorities in the Consolidated Plan on March 16, 2010. Ads indicating the date and place of the meeting were published in the *Napa Valley Register* on March 5, 2010. Copies of the ads were sent to the Napa City County Library for posting. Notice of the public hearing was also published on the City of Napa's website. The website has a language translation feature providing translation of website information from English into ten languages, including Spanish. In addition, information regarding the meeting was included in the *CITY OF NAPA NEWSWEEKLY*, which is an e-mail newsletter sent to all persons who sign up to receive the newsletter. Over 1,600 persons receive this e-mail newsletter.

Ads were published in the *Napa Valley Register* in Spanish and English announcing the availability of the Draft Consolidated Plan for review and comment on March 31, 2010. Copies of the ads were sent to the Napa City County Library for posting. Announcements were also placed on the city's website, which has a language translation feature. Copies of the draft plan were available to the public at the Housing Division Office, City Clerk's Office and the Napa City County Library.

Public Comments

Following is a summary of comments received at the public workshops and meetings held by the CDBG Committee.

Jenny Morris with the Napa County Office of Education talked about the needs of at risk foster youth, as they come out of the foster system at age 18 or become emancipated minors. They have difficulty finding jobs and housing.

Elizabeth McKinney, Lowell Downey and David Graves expressed concerns about the impact of the Hope Center on the neighborhood. They indicated that homeless activities in the area have increased and steadily gotten worse

Tracy Lamb with Napa Emergency Women's Shelter (NEWS) commented that homelessness is a multi-faceted issue and that ultimately the best practice is to not only provide housing but to ensure that there are supportive services as well because people who have suffered emotional trauma and/or have mental health and substance abuse issues may find it difficult to maintain their housing without the services to go along with it.

Ms. Lamb also discussed the NEWS program's greatest need, a Spanish speaking counselor who is on call 24/7. State funds have been cut, forcing NEWS to rely more heavily on local funds. NEWS annually serves an average of 1,000 victims of domestic violence. The number of persons staying in the shelter has doubled. Stays in the shelter can last from just a few days up to 180 or more days. The program's goals are that their clients become self-sufficient and are free from violence.

Drene Johnson of Community Action of Napa Valley made a presentation regarding their newest Program, a Culinary School which provides long term employment to those teetering on homelessness. This program affords real job skills and helps to place students once they've graduated from the program. Of the first graduating class of twelve, four students have acquired full-time catering jobs. She also presented information on CANV's solar project.

Angela Peatman of Puertas Abiertas Community Resource Center commented on the needs of the Latino Community. She offered survey results from a Puertas survey of 810 Hispanics. Their most pressing concerns were health, education and housing. She noted that many of their clients live with other families in a shared residence. Conditions are overcrowded and the rents they pay are high.

Terry Dietz of the Area Agency on Aging and Stop Falls Napa Valley presented the needs of the Stop Falls program which is focusing on isolated members of the senior community. She requested this section of the population be included in the 5 year plan. She indicated that a needs assessment survey is currently

underway and should be completed in December 2009. She talked about the need for an aging in place program and funding for strategic planning.

Kathryn Winter of Fair Housing Napa Valley described many of the programs operated by Fair Housing. She indicated that low vacancy rates in Napa put pressure on low income families as there is less and less decent housing available to them. Additionally, the foreclosure problem has driven many home owners into rental housing which reduces the availability of affordable rentals for low to moderate income families. She also noted that communities have a variety of options in choosing how to allocate administrative costs and homeless services.

Chuck Mottern of the Buckelew Program presented the special needs of people with Mental Health issues. He indicated that there is not sufficient housing in Napa to transition people back into the community from Napa State Hospital. He stated that over 30 people with mental health issues have been placed outside the County because of the lack of housing with wrap around services.

Kathleen Dreessen of Napa Valley Community Housing noted the need to rehabilitate existing affordable housing developments as well as the need for funding of pre-development costs for affordable housing projects.

Saanin Kerrson of Vine Village, Inc. spoke of the need for programs for the developmentally disabled. She noted that with the current State budget situation, there have been many cuts to programs for the disabled. There have been 3% cuts this year, an additional 7% cut is coming and clients who work at jobs funded by the state are going to receive 14 additional days of furlough. The furloughs will reduce the ability of Vine Village to operate a day program, as the same persons who staff the residential program also staff the Day program. Residential and Day Programs were hit the hardest. She also indicated that Napa has a higher percentage of developmentally disabled because of the proximity of the state hospital, where many of them lived in the past.

Joe Wiencek, Housing Rehabilitation Specialist from the City of Napa Housing Division, spoke of the needs of the seniors living in their own single family homes. Their homes may need repairs and modifications to make the residence accessible as they age in place but due to their limited incomes they are not able to secure loans to finance the improvements. This sometimes forces seniors into selling their homes and moving. He also noted that non-profit organizations have limited budgets to fund improvements to the affordable housing projects they operate.

David Stewart with the Area Agency on Aging of Napa and Solano discussed the need for better access to public transportation as well as the need for funding programs to assist foster children.

John Vaden of Community Action Napa Valley commented on the need for CDBG funds to help low income homeowners cover the upfront costs of CANV's solar program which focuses on low to moderate income families. He indicated that the solar program could stimulate the local economy through sustainable practices while creating jobs and relieving low/moderate income families from higher energy costs.

Dave Perazzo, Parks Superintendent with the City of Napa Parks & Recreation Department gave a slide presentation on needed park projects that are located in CDBG eligible low income census tracts: installation of a public restroom at O'Brien Park; installation of a public restroom at Westwood Hills; and new pathway lighting for Fuller Park. The current overhead string lights have been damaged due to falling tree limbs. In addition, the City's recently adopted ADA Transition Plan identifies several needed park improvements, including parking lot upgrades, upgrades to pathways, installation of new pathways/access, and updated amenities such as benches picnic tables, and drinking fountains.

Mike Socorro, City of Napa Public Works Junior Engineer, provided an update on the Los Robles Sidewalk Replacement project. He indicated that future CDBG funding could be used to make needed ADA improvements at facilities identified in the City's ADA transition plan. Public Works staff would also be able to develop plans for any public improvement projects identified by the Committee.

Following is a summary of comments received at the City Council public hearing on March 16, 2010:

Jennie Thayer, NEWS, expressed appreciation for the City's financial support of the Napa Emergency Women's Shelter.

Kathryn Winter, Fair Housing Napa Valley, spoke of the importance of fair housing and the need for greater financial support of Fair Housing Napa Valley.

Angela Peatman, Puertas Abiertas Community Resource Center, expressed support for the Consolidated Plan process and the fact that the needs of the Latino population were addressed in the Plan.

Brenda Delgado, LAYLA, spoke of plans for a plaza at O'Brien Park.

Alicia Rios, LAYLA, spoke in support of the Consolidated Plan's priority for a restroom at O'Brien Park and asked that the restroom be developed early in the Plan period.

Charlene Horton, CANV, thanked City staff and the CDBG Committee for their work on the Consolidated Plan and Annual Plan.

Following is a summary of written comments received:

The National Fair Housing Alliance submitted a letter stressing the importance of fair housing activities and requesting more funding for Fair Housing Napa Valley. The CDBG Committee held a public meeting on March 29, 2010 to review the Draft Annual Plan prior to it being published for public comment. The meeting agenda was posted outside City Hall and the Housing Division on the Friday before the scheduled meeting.

The CDBG Committee held a final meeting to review the draft Consolidated Plan prior to forwarding it to the City Council on March 29, 2010. Leslie Medine, Anabel Avina, Sandy Sanchez and Lily Galvan, all representing LAYLA, spoke at the meeting in support of the Consolidated Plan's priority for a restroom facility at O'Brien Park.

The City Council held a public hearing to approve the Consolidated Plan and Annual Plan on May 4, 2010. Notice of the meeting and the availability of the Draft Annual Plan for review during the 30 day public comment period was published in English and Spanish in the *Napa Valley Register* on March 31, 2010. Copies of the meeting notices were sent to the Napa City County Library for posting. The agenda for the meeting was posted outside City Hall on the Friday before the meeting.

Copies of the Draft Consolidated Plan were available for public review at the Housing Division Office and the Napa City County Library. Additionally, a copy was placed on the Housing Division page of the City's web site.

During the May 4, 2010 public hearing, the City Council received the following public comments:

Angela Peatman, Puertas Abiertas Community Resource Center, expressed gratitude for the recommended allocation to Puertas Abiertas and the recognition of the importance of services and outreach to the Hispanic community.

Shelby Anguiano, Fair Housing Napa Valley, thanked the CDBG Committee and Council for the recommended funding for Fair Housing Napa Valley and noted that while CDBG funding had increased over last year, the total allocation to Fair Housing last year also included funds from the City General Fund and the Housing Authority of the City of Napa.

Emmanuel Donval, City of Napa Parks and Recreation Commissioner, spoke of the efforts of the LAYLA student group in planning the community plaza and neighborhood center at O'Brien Park.

Melissa Gallegos and Denise Delora, LAYLA, requested that the proposed restroom project at O'Brien Park be funded in the first year of the Consolidated Plan rather than the second year. Melissa Gallegos of LAYLA also sent a letter to the Council requesting that the funding for the restroom project be included in the first year of the Consolidated Plan.

Tracy Lamb, NEWS, recognized the efforts of the CDBG Committee and noted the importance of CDBG funding for NEWS.

Charlene Horton, CANV, spoke on the importance of CDBG funding for the homeless shelters.

The City Council approved the Consolidated Plan as submitted to the Council, and requested that staff investigate means to expedite the O'Brien Park restroom project.

Efforts to Broaden Public Participation

The City utilized several new methods to broaden public participation in the development of the Consolidated Plan. The CDBG Committee played a major role in expanding participation by holding six public meetings to receive input on the Consolidated Plan. Display ads regarding the meetings were published in English and Spanish as well as run on the local community access TV station and placed at the Napa City County Library. Additional efforts to outreach to the Hispanic community included posting ads in Spanish at a local Hispanic market as well as at a Hispanic resource center. Information regarding the meetings was also placed on the City's website in both English and Spanish. Appendix 3 contains copies of the ads.

During development of the Consolidated Plan and Annual Plan, copies of the CDBG Committee's minutes were placed on the Housing Division page of the City of Napa's website. Copies of meeting presentations and other resource material related to CDBG were also posted on the website.

Notice of the City Council's public hearing on the Consolidated Plan and Annual Plan was also published on the City of Napa's website. The website has a language translation feature providing translation of website information from English into ten languages, including Spanish. In addition, information regarding the meeting was included in the *CITY OF NAPA NEWSWEEKLY*, which is an e-mail newsletter sent to all persons who sign up to receive the newsletter. Over 1,600 persons receive this e-mail newsletter.

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.

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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:

There are many players involved in achieving the goals and objectives in this Strategic Plan, including the City of Napa, the County of Napa, the Housing Authority of the City of Napa, the Redevelopment Agency of the City of Napa, the State of California, the Federal Government, non-profit community groups, financial institutions, housing developers and realtors. These groups have worked together in the past to create affordable housing projects and needed community services. It will be important for this cooperation to continue in order to meet the goals for the next five years.

The Housing Division of the Community Development Department of the City of Napa will continue to be the primary provider of rehabilitation services for the conservation of the community's existing affordable housing stock, including mobile homes.

The Housing Division will also take the lead City role in the development of affordable housing. The Housing Division applies for and receives some subsidies (either local, State or Federal) which are only available to public agencies or public/private partnerships for affordable housing development, acquisition/rehabilitation and homeownership opportunities. The Housing Division is also responsible for ensuring that the housing remains affordable over time, in accordance with the regulatory agreements in place.

The Housing Authority will continue to provide rental assistance both to the general very-low-income population and to special needs populations in conjunction with supportive housing programs operated by non-profit organizations, often with funding through other state, federal and county government programs.

Business entities which will play a role in the successful implementation of the City's housing strategy include the development community, the real estate community, and the area's mortgage lenders. The City will continue its efforts to encourage development of affordable housing, including providing funds or land as subsidies for development.

In 1999, the City adopted an Inclusionary 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 City of Napa's Housing Strategic Plan for 2009-2015 estimated that approximately \$5.3 million in funds would be available for affordable housing development during the period of 2009-2015.

The Redevelopment Agency of the City of Napa assists in the development of affordable housing through its 20% set-aside for affordable housing. The City of Napa's Housing Strategic Plan estimated that approximately \$4.5 million in funds will become available during the period covered by the Housing Strategic Plan.

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

Non-profit organizations own and sponsor affordable housing development and sometimes act as the developer of an affordable housing development. Non-profit housing development organizations that have been active in Napa include Napa Valley Community Housing, Progress Foundation, BRIDGE Housing, EAH Housing, Mercy Housing and Christian Church Homes. In some cases, non-profit organizations utilize private organizations to manage the development of the units.

Supportive housing programs are carried out by a wide variety of public, non-profit and private organizations. These organizations and their specific activities are detailed in the homeless and housing sections of the Consolidated Plan. There are also several non-profit community organizations that provide essential health and social services to the low income and special needs population. These organizations are supported by governmental grants, donations from private individuals and grants from foundations. Significant local sources of financial support include the Napa Valley Community Foundation, Community Projects, the Gasser Foundation and the Napa Valley Wine Auction. The wine auction alone provided \$5,267,800 in grants to local charities in 2009.

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 Housing Authority of the City of Napa acts as the lead agency for the City in the County-wide Continuum of Care. The non-profit organizations addressing the needs of the homeless include Community Action Napa Valley and Napa Emergency Women's Services. In addition, the First Presbyterian Church, the First United Methodist Church and other churches and organizations in the City provide assistance, food and emergency help.

The strengths in the development of affordable housing, shelter and provision of social services to low-income and special needs populations are the result of years of ongoing collaboration between public institutions, non-profit organizations and the private sector. Some of these strengths include:

- A strong, well-managed municipal government;
- A mutually beneficial exchange of services between jurisdictions and community organizations;
- A continuing increase in capacity and effectiveness among social service providers;
- A high rate of volunteerism and commitment to private giving among residents;
- Close collaboration among the County of Napa, the City of Napa, the Housing Authority of Napa, other cities in Napa Valley and a variety of non-profits in the “Continuum of Care” is a broad-based countywide strategy to combat homelessness; and
- The City’s development of a Strategic Housing Plan for 2009-2015 to ensure effective use of available discretionary local housing funds.

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

- The fiscal crisis in the State of California, which has resulted in dramatic budget cuts affecting local non-profits and city and county government. Budget cuts are projected to be more severe in the coming year.
- The current state of the economy, which has resulted in a significant increase in unemployment, foreclosures, and business closures in Napa has adversely impacted the ability of local businesses and individuals to provide financial assistance to non-profit organizations.
- The impact of the economy on the City’s budget is likely to hamper the City’s ability to allocate general fund money to social services such as the homeless shelter system.
- The impact of the economy on local discretionary housing funds will reduce the amount of funds available for affordable housing development.
- Some of the newer non-profits lack experience and capacity and will likely find it difficult to secure financial assistance for capacity building as well as for services.
- There continues to be a lack of sufficient government-assisted transitional housing facilities and support services for those in transition.
- At-risk persons are released from correctional, psychiatric institutions and group homes (aged-out foster youth) without sufficient housing and job resources.

The City will continue to partner with existing non-profits, Napa County, other governmental agencies and private entities to promote collaboration and effective use of available resources to meet community needs.

The City does not own or operate public housing within its jurisdiction.

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

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

The City uses a Sub-recipient Monitoring Checklist to document each site visit. The checklist includes information on project accountability, project progress, progress on planned activities, beneficiary data compilation/reporting, program compliance, financial management compliance, property records, accounting procedures, procurement procedures, budget tracking, and cost allocation plans. If any compliance issues arise during the site visit, the City sends a follow-up letter that details any findings and explains the necessary resolution actions. Typically, sub-recipients have 30 days to correct issues.

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

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

In addition, the City complies with single audit requirements and conducts an

annual single-audit for federally-funded programs.

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:

Housing Priorities

Assisting extremely-low, very-low and low-income renter families with the construction of new affordable rental units, the acquisition and rehabilitation of existing units and provision of rental assistance is the highest priority. These families have both the highest rates of cost burdening and housing problems, and the fewest opportunities for housing affordable to their income level. Large families tend to have the greatest difficulties finding housing because large housing units are rarely affordable and rental units with three or more bedrooms are uncommon in Napa. This priority will also address the needs of extremely-low and very-low income Hispanic households, who face severe overcrowding issues.

A high priority has also been given to assisting low-income homebuyers. Due to the economic downturn and foreclosure crisis, home values have dropped significantly over the past three years while foreclosure rates have increased sharply. However, although homeownership has become more affordable, the availability of credit and financing has also greatly decreased. Enabling low and moderate income households to purchase their first homes will not only benefit the households, but it will also benefit neighborhoods. Helping people purchase foreclosed homes will aid in neighborhood stabilization and help prevent blight.

Assisting low-income elderly homeowners with maintenance, rehabilitation, and reasonable modifications to their homes, allowing them to “age in place” is another high priority. Low-income elderly homeowners frequently cannot afford maintenance and upkeep on their aging homes, and are also likely to need modifications to allow them to continue living there as they age.

Homeless Priorities

Continued financial support towards the operation of the emergency shelter system is a priority need. Information on the nature and extent of homelessness is documented in the Homeless Section of the Consolidated Plan.

Financial support of a bi-lingual Hispanic counselor position at the domestic violence shelter operated by NEWS is an important component to the City’s

support of the emergency shelter system. In fiscal year 2008-2009, the CDBG-funded counselor served 297 clients, and approximately 65 percent of these clients were Hispanic. The NEWS shelter has experienced significant budget cuts from the State of California. Four positions had to be deleted in 2008-09, including two counselors. With the economic downturn, the Napa Emergency Women's Shelter has experienced a 50 percent increase in calls.

Another high priority is assisting homeless persons through the development of new permanent supportive housing and transitional housing, rental assistance and construction of new rental housing units. The 2009 Continuum of Care Application identified an unmet need of 72 beds in transitional housing and 133 beds of permanent supportive housing. The State of California has recently cut funding for a large number of social services targeting special needs populations in Napa.

Community Development

Community Development priorities include assistance to community non-profit organizations meeting public service needs as well as capital improvement projects.

Information, referral and outreach activities to connect the Hispanic population with available community services are a priority. Given the fact that 34% of the Napa population is Hispanic, it is important that this segment of the population be able to access needed services.

Fair housing activities, including outreach and group training on fair housing, and tenant/landlord counseling regarding housing discrimination complaints continue to be a priority. During 2008-09, more than 76 percent of the City of Napa residents utilizing the services of Fair Housing Napa Valley were low or very low income.

Supportive services for children aging out of the foster system is another priority. The needs of these youth include employment and education support, general case management support and stable affordable housing. Almost 100% of these youth face issues of homelessness within months of leaving care. An estimated 25 youth age out of the foster system each year. County social workers refer these youth to a Transitional Housing Plus program, but the program's funding was significantly reduced this year and only ten youth can be served at any one time.

Capital Improvement Projects (CIP) for non-profit owned facilities, including ADA improvements have been given a high priority. Given the current economy and increased demands on non-profits serving low-income clients, it is even more difficult for non-profit organizations to fund needed improvements to their facilities.

In-fill sidewalk projects are also a priority. Sidewalks are needed in some of the low income neighborhoods, especially in proximity to senior housing, bus stops and schools. Some of these areas without sidewalks are along paths frequently travelled by pedestrians.

Another priority is ADA improvements to City-owned public facilities. The City adopted an ADA Self Evaluation and Updated Transition Plan in August 2008 that identified needed ADA improvements in over 65 City public facilities, including parks and senior center facilities. Several of the parks are located in low income census tracts, such as O'Brien Park, Laurel Street Park and Fuller Park. The Senior Center is in need of extensive ADA improvements.

O'Brien Park and Westwood Hills Park, which are located in low income census tracts, are in need of ADA accessible restroom facilities and ADA accessible paths. In addition, Fuller Park, which is located in a low income census tract in central Napa, needs lighting improvements to enhance public safety and improve energy efficiency.

The primary obstacle in meeting underserved needs is the limited availability of resources. The economic recession has dramatically impacted State and local budgets. Financing for housing development has become difficult to secure. The ability of local non-profits to meet social and health service needs as both private and governmental grant funds have been reduced. The City will continue to directly apply for grants as they become available as well as collaborate with local government and non-profit partners in applying for grant opportunities.

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, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

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

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

As most of the housing units assisted with CDBG funds 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 Lead Based Paint Program, the City of Napa also performs lead based paint testing on any properties affected by CDBG funds and built prior to 1978.

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

In the past five years, 15 single family homes and one multi-family building were tested. Eight of the homes and the one multi-family building were found to have lead-based paint and the hazards were remediated.

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, victims of domestic violence, 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:

This section of the Consolidated Plan identifies the specific housing problems and needs of several categories of Napa's population based on **income levels**, **family characteristics**, and **special needs**. A five year projection of needs and challenges is also provided for each category of the population.

Among the housing problems faced by Napa households are cost burden (spending more than 30% of a households income on housing), overcrowding (more than one person per room), and/or the lack of a complete kitchen or bathroom. Over ten percent of Napa households live in overcrowded conditions. Of these, 29 percent are owner-occupied and 71 percent renter-occupied. Renter families are far more likely to be living in overcrowded units than families who own their own homes. Three percent of households are severely overcrowded, with two or more people per room, including living and family areas.

Income levels are defined based on the percentage of area median income (AMI) as follows:

Extremely low income (ELI)	<30% AMI
Very low income (VLI)	30% to 50% AMI
Low Income (LI)	51% to 80% AMI
Moderate Income (MI)	81% to 120% AMI

Groups with special needs include seniors, disabled persons, farm workers, large households (those with five or more persons), and persons with HIV/AIDS.

To determine housing needs, data was obtained and analyzed from HUD's State of the Cities Data System Comprehensive Housing Affordability Strategy Data (CHAS), the California Department of Finance's E-5 Population and Housing Estimates, the 2000 U.S. Census, and the 2009 Housing Element of the City of Napa.

Housing Needs of Income Groups

Extremely-Low-Income Population (Income less than 30 percent AMI)

Nearly 10 percent of Napa's households fall into the category of extremely-low-income (ELI), earning less than 30 percent AMI. Of these, 68 percent are renters and 32 percent homeowners.

Cost burden and housing problems are a serious concern for ELI households. Over 75 percent of ELI households overpay for housing, and 78 percent have some form of housing problem. About 60 percent have an extreme cost burden, expending 50 percent or more of their monthly income on housing. Renters are slightly more likely than owners to overpay or have a housing problem.

Nine percent of ELI households are large families, with five or more members, a smaller proportion of large families than Napa as a whole. However, all large family ELI households have some form of housing problems. Large family owner households are slightly more likely to be overcrowded or lack kitchen or plumbing facilities. Large family ELI households are disproportionately renters, with only 15 percent owning their home.

Elderly households are 40 percent of Napa's ELI households, compared to 26 percent of all Napa households. Elderly ELI households are more likely to own their home than the average ELI household, and less likely to have a cost burden or other housing problem. In general, Napa seniors are more likely to be low-income than residents as a whole, but less likely to be in poverty. These characteristics can likely be attributed to many seniors' fixed incomes and the availability of Social Security as an income source.

Although there does not appear to be a disproportionate number of extremely-low-income families living in older housing units, there is an ongoing need for rehabilitation assistance as these families are most likely to lack the additional financial resources necessary to undertake unit improvements. Seniors who are extremely-low-income homeowners are particularly in need of assistance with making repairs to their units. Senior homeowners often have owned their homes for more than 30 years, so they have both considerable equity in the home and considerable need for upkeep or maintenance. Accessing the equity in the home

can be difficult or impossible for seniors on fixed incomes, as they do not have sufficient income to make loan payments.

The City of Napa projects that the needs of extremely-low-income households will remain the same over the next five years.

Very-Low-Income Households (Income between 30 and 50 percent AMI)

Twelve percent of Napa households earn between 30 and 50 percent AMI, placing them in the very-low-income category. Of these, 57 percent are renters and 43 percent homeowners.

Households in the very-low-income category have characteristics and problems that are similar to the extremely-low-income category, but to a slightly lesser degree. Housing problems are still widespread, with 76 percent having some kind of housing problem and 70 percent overpaying for their housing. Renters are more likely to have housing problems than owners, with 87 percent of renters reporting one or more housing problems, and 62 percent of owners.

Large households make up 16 percent of very-low-income households. When compared to other very-low-income households, large very-low-income households have more housing problems. However, large very-low-income households who rent their homes are less likely to suffer from a cost burden than other very-low-income renter households. One possible explanation is that large households may have two or more wage-earners (either parents and an older child, or multiple adults). Although a smaller unit supported by two or more incomes is likely to be more affordable, problems relating to overcrowding may occur.

Elderly households make up 37 percent of very-low-income households, and similar to ELI households, are predominately homeowners.

The City of Napa projects that the needs of very-low-income households will remain the same over the next five years.

Low-Income Households (Income between 50 and 80 percent AMI)

Low-income households earning between 50 and 80 percent AMI make up 18 percent of Napa households. Of these, 50 percent of low-income households rent their home and 50 percent are homeowners. Elderly households make up 32 percent of low-income households, and 15 percent are large families.

Among Napa's low-income households, 54 percent have some form of housing problem. Renters are still more likely to have housing problems than owners, although more owners than renters suffer from a cost burden.

Napa's low-income households also have difficulty finding affordable homeownership opportunities. Although housing prices have fallen since their peak in 2005, homeownership in Napa remains unaffordable to households at or below the median income level, which includes all three low-income categories. The 2009 Housing Element assumes affordability of a home at four times the purchaser's annual household income. The median home price in Napa in 2009 was \$360,000. For a \$360,000 home to be affordable, a household would have to earn \$90,000 a year. Low-income households earned between \$40,901 and \$64,000 per year, placing homeownership well out of the range of affordability.

The City of Napa projects that the needs of low-income households will remain the same over the next five years.

Moderate Income Households (Income between 80 and 120 percent AMI) and Above Moderate Income Households (Income over 120 percent AMI)

Households with incomes above 80 percent AMI (moderate and above moderate incomes) make up 60 percent of Napa's population. The likelihood of a housing problem for a household in these income categories is much lower, with only 21 percent having any housing problems. Cost burden is more likely to occur for owners and elderly renters, and housing problems are more likely to occur for all renters, especially large family renters.

Most (although not all) moderate income households (and all above moderate income households) can afford to rent a home at the Fair Market Rent, but many moderate income households cannot afford to purchase a home at the median price for Napa County. Assuming that a house is affordable at four times the annual household income of the purchaser, the median priced home at \$360,000 requires an annual income of \$90,000. However, the median income is \$81,900, placing the median home out of an affordable range.

The City of Napa projects that the needs of moderate income households will remain the same over the next five years.

Housing Needs Based on Family Characteristics

Large Households

Households with five or more persons tend to have difficulties finding housing because large housing units are rarely affordable and rental units with three or more bedrooms are uncommon in Napa. Over 60 percent of the overcrowded rental units in Napa are occupied by large households. Nine percent of Napa's households are large households, and they are almost equally split as renters and owners. Large households make up about 16 percent of the renter-occupied units in Napa and six percent of the owner-occupied units. The 2000 Census reported 1,781 renter-occupied households with five or more members, but only

477 units with four or more bedrooms.

Housing Needs of Hispanic Households

According to the CHAS data, Hispanic households of any income level are more likely to have housing problems than Napa households as a whole (including Hispanic households). Among Napa's Hispanic households, 71 percent have housing problems, compared to 40 percent of all Napa households.

Overcrowding is a severe problem for Hispanic households, with 48 percent of Hispanic households overcrowded compared to 10 percent of all Napa households. Fifteen percent of Hispanic households are severely overcrowded with more than 2 occupants per room, compared to 3 percent of all Napa households. Renters are more likely to be living in overcrowded conditions than owners.

Housing Needs Based on Section 8 Waiting List

As of November 2009, the Housing Authority of the City of Napa administered 1,155 Housing Choice Vouchers in the Section 8 rental program. As of January, 2010 there were 3,113 households on the Section 8 Waiting List, including 1,575 families with children. Assisted families pay between 30 and 40 percent of their income toward rent. Any reduction in family income can be reported to the Housing Authority, which will reduce the tenant's portion of rent in order to maintain the 30 to 40 percent cost burden to the family.

Housing Needs of Special Needs Groups

Housing Needs of Seniors

Napa is home to a large senior population, which is projected to grow as baby boomers age. In 2008, 23 percent of Napa's population was over 55 years of age. By 2018, over 27 percent of the projected population is expected to be over 55. In general, seniors are more likely to be low-income and/or disabled than the population as a whole. However, Napa seniors are less likely to be under the poverty line, due mainly to Social Security. A majority of seniors in all income groups are homeowners.

A major challenge faced by elderly households, primarily homeowners, is the deterioration of their housing. As seniors age and their incomes decrease, maintenance and upkeep become less affordable and their housing can fall into disrepair. In additions, seniors may need to adapt their units to fit their changing physical needs. For example, bathrooms may need to be retrofitted with features like grab bars and other ADA-accessibility home modifications may be needed for safety and convenience. Low-income senior households have limited resources to spend on these much-needed improvements. Many have equity in

their homes, but this is difficult or impossible to access, as seniors on fixed incomes cannot make loan payments.

Due to the growth of the elderly population in Napa, it is likely that the identified housing needs of the elderly population will increase over the next five year period.

Housing Needs of the Disabled

Approximately 25 percent of Napa's population has some type of disability. Of Napa's disabled population, 37 percent are able to work. Disabilities have a large range of types and severities, so persons with disabilities represent a wide range of different housing needs. Persons with physical disabilities need access to services and transit, and housing that is handicapped accessible. People with more severe mental disabilities may need case-management services in order to live independently, or they may be better suited to group living situations.

Persons with disabilities are far more likely to be low-income than the general population. Of the 5,139 households containing a member with a mobility or self-care disability, 56 percent have some form of housing problem (this includes cost burden, overcrowding, or lack of complete kitchen or plumbing facilities). Consequently, housing opportunities for the disabled must be affordably priced for low-income individuals and households.

Hispanics of working age have higher rates of disability than the rest of the population in that age group, with 24 percent of Hispanics between the ages of 21 to 64 disabled compared to 16 percent of non-Hispanics.

The City of Napa projects that the housing needs of disabled persons will remain the same over the next five years.

Housing Needs of Farm Workers

The 2009 Housing Element reports data from a 2007 report published by the California Institute for Rural Studies. The report counted 6,790 farm workers working in Napa County during 2005, 64 percent of whom reported permanent residence in Napa County. This count reported that 903, or 13 percent of all farm workers working in Napa County lived in non-adjacent counties (counties other than Lake, Sonoma, Solano, and Yolo), but would prefer to live in Napa County if housing were more affordable.

Forty percent of farm workers were accompanied by a spouse and/or children, with 24 percent of farm worker households including three or more children. During the work week, 86 percent of farm workers reported living in an apartment or house, 5 percent lived on the farm where they worked, 5 percent lived in a labor camp, 4 percent lived in a garage, 3 percent lived in a motel, and 2 percent

lived in a trailer.

Overcrowding is a severe problem for farm workers. The California Institute for Rural Studies reported that 66 percent of farm workers in Napa County lived in crowded or severely crowded conditions during the week. Crowding was more severe among those employed temporarily (less than 6 months of the year).

In addition, a wide range of problems related to housing were reported. The most commonly reported problems were difficulty getting landlords to make housing repairs (affecting 27 percent of farm workers), stress associated with excessive noise or lack of privacy (23 percent), inability to obtain health care or social services due to a lack of documentation regarding place of residence (16 percent), and inability to pay rent because housemates were unable to pay their share (13 percent).

People with HIV/AIDS

Dale Weid of the Care Network in Napa estimates that there are between 100 and 200 people in Napa living with HIV/AIDS. Care Network serves 70 to 80 clients at any one time, 50 percent of whom are in need of low-income housing, and Weid estimates a similar percentage of need among the entire Napa HIV positive population.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities 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 prioritization of housing needs takes into account the policies and programs set out by the 2009 Housing Element, the 2009 Housing Strategic Plan, needs identified during the CDBG Citizen Advisory Committee's meetings, and demographic and statistical information regarding Napa's population and housing stock. Based on a conservative estimate of funding availability, the

Housing Strategic Plan projects a current gap of \$13,385,000 between the local housing discretionary resources available, and the cost of meeting the Housing Element's identified needs over the 2009-2015 time period.

Priority housing needs and the basis for assigning the priority for each are described in this section. Analyses of the housing market and of Napa's population and their effect upon the prioritization of needs can be found under the Housing Market Analysis and Housing Needs sections. Specific goals and priorities for housing can be found in the Specific Housing Objectives section.

Highest Priority: Extremely-Low, Very-Low and Low-Income Renter Families

Activities:

- Construct new affordable rental units for families.
- Acquire and rehabilitate existing units.
- Provide rental assistance
- Assist the County with the development of farm worker housing for families

Reason for prioritization:

Non-elderly families with extremely-low or very-low-incomes are assigned the highest priority. As described in the Housing Needs and Housing Market Analysis sections, extremely-low, very low-income and low-income families have both the highest rates of cost burdening and housing problems, and the fewest opportunities for housing affordable to their income level. Large families tend to have the greatest difficulties finding housing because large housing units are rarely affordable and rental units with three or more bedrooms are uncommon in Napa. This priority will also address the needs of extremely-low and very-low income Hispanic households, which face severe overcrowding issues.

In addition, the 2009-2015 Housing Strategic Plan prioritizes rental development and rehabilitation due to a potential increase in renters resulting from the "market correction" in the residential real estate market.

Obstacles:

The primary obstacle is the limited availability of resources. The economic recession has increased the difficulty of securing financing for new development. The limited financing options have made the development of new affordable rental housing more challenging. Federal resources to aid in developing new affordable rental housing are still available, but State funding for housing development is not currently available. In addition, private developers are less likely to take on less lucrative projects such as affordable housing, since the financial risk is not outweighed by the benefit in tough economic times.

High Priority: Low-income Homeowners and Homebuyers

Activities:

- Assist low-income first time homebuyers with the purchase of a home
- Rehabilitate owner-occupied units belonging to low-income households

Reason for prioritization:

Due to the economic downturn and foreclosure crisis, home values have dropped significantly over the past three years while foreclosure rates have increased sharply. However, although homeownership has become more affordable, the availability of credit and financing has also greatly decreased. Enabling low and moderate income households to purchase their first homes will not only benefit the households, but it will also benefit neighborhoods. Helping people purchase foreclosed homes will aid in neighborhood stabilization and help prevent blight. Assisting low-income households to rehabilitate their homes with deferred low interest loans will have the same effect.

Obstacles:

The primary obstacle is limited resources. The City currently has one HOME grant in the amount of \$780,000 available to assist first-time homebuyers that will expire in May of 2012. The City's ability to assist additional first-time homebuyers will be contingent upon receipt of additional funding.

High Priority: Elderly Homeowners

Activities:

- Assist low-income elderly homeowners with maintenance, rehabilitation, and reasonable modifications to their homes, allowing them to "age in place."

Reason for prioritization:

Low-income elderly homeowners frequently cannot afford maintenance and upkeep on their aging homes, and are also likely to need modifications to allow them to continue living there as they age (e.g.: grab bars, other modifications to ensure ADA-accessibility).

High Priority: Low-income Homeless Persons and Non-Homeless Persons with Special Needs

Activities:

- Provide assistance in the development of new permanent supportive housing and transitional housing
- Provide rental assistance for people with special needs

-
-
- Develop additional units of farm worker housing and housing for large families through the construction of new rental housing units for extremely-low income, very-low income and low-income families.

Reason for prioritization:

The 2009 Continuum of Care Application identified an unmet need of 72 beds in transitional housing and 133 beds of permanent supportive housing (see Figure X: Housing Inventory Chart: Unmet Need Totals). The State of California has recently cut funding for a large number of social services targeting special needs populations in Napa. Napa has a large and growing elderly population, a large number of children in low-income households, and a large number of agricultural workers, with an influx of migratory farm workers during peak agricultural seasons. Members of these groups depend on social services to help them meet their needs. If they are forced to pay for previously subsidized essential services, their income available for housing will decrease. Increased financial strain on low-income and fixed income individuals and families will increase rates of homelessness and hinder these persons' abilities to avoid or overcome homelessness.

Obstacles:

The primary obstacle is limited resources. The California state budget cuts have dramatically reduced funding of key service areas, but city and general funds have also been impacted by the economy and the California state budget.

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. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
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:

Housing Supply and Demand

There were 27,352 housing units in Napa at the time of the 2000 Census. Of these, 16,260 (60 percent) were owner-occupied and 10,719 (40 percent) were renter-occupied. In 2008, the California Department of Finance reported a total of 30,094 housing units. Of these, 20,598 units (68 percent) were single-family units (18,172 detached and 2,426 attached), 8,107 units (27 percent) were multi-family units, and 1,389 units (5 percent) were mobile homes.

According to the 2009 Housing Element, the overall housing vacancy rate has remained constant in Napa since 2000 at 2.9 percent. The City considers a “rental housing shortage” to be indicated by a vacancy rate of less than five percent. If a “rental housing shortage” is present, no condominium conversions may occur during that year. The California Department of Finance reports that 2.87 percent of units were vacant in 2008.

The Housing Element notes that issuance of building permits has dropped severely in the past year, with only 75 permits issued in 2008 compared to 178 permits in 2007 and 216 permits in 2006.

As discussed in the Housing Needs section, the supply of large rental housing (four or more bedrooms) is extremely limited, particularly when compared to the size of the large family rental population. The 2000 Census counted 1,781 renter households with five or more members, but only 477 units with four or more bedrooms. There were 465 renter households with seven or more members, but only 62 units with five or more bedrooms. This demonstrates a need for more large rental units.

Housing Condition

Over half of Napa’s housing stock was built before 1970. Typically, older units are more likely to be in need of repairs or significant maintenance activities. They also have the potential presence of lead-based paint hazards. Housing built before 1940 (10 percent of Napa’s housing stock) has a 90 percent chance of having lead-based paint hazards, and HUD considers housing built during the 1940s, 1950s, 1960s and 1970s (an additional 64 percent of Napa’s housing stock) to potentially contain lead-based paint. Housing units from these decades are divided fairly proportionally between owner-occupied and rental units.

The 2000 Census reported that 85 rental units (0.8 percent of all rental units) and 20 owner-occupied units (0.1 percent) lacked complete plumbing facilities. The Census defined complete plumbing facilities as the presence of hot and cold piped water, a flush toilet, and a bathtub or shower. A total of 279 rental units (2.6 percent) and 22 owner-occupied units (0.1 percent) lacked complete kitchen facilities, defined as a sink with piped water, a range or cook-top and oven, and a refrigerator.

Cost of Housing

Napa is widely recognized as one of the least affordable housing markets in the state and the country by industry groups including the California Association of Realtors and the National Association of Home Builders.

The recent housing market decline resulted in a sharp decrease in property values. The median price for a home in Napa County decreased 49 percent in less than two years, from \$614,500 in July 2007 to \$315,000 in April 2009. However, housing prices in Napa County have increased since their low point in April 2009. The median home price rose to \$342,500 in July of 2009 and \$360,000 in October of 2009.

Despite the decrease in home prices over the past three years, homeownership remains unaffordable for low and many moderate income households. Assuming that a house is affordable at four times the annual household income of the purchaser, the median home (priced at \$360,000) remains unaffordable to the median family (for whom the affordable price would be \$327,200).

Rental housing is also unaffordable to low-income households, as well as some moderate income households. A four-person, moderate income household with an annual income of \$70,000 can afford a monthly rent of \$1,750 (30 percent of monthly income), but the Fair Market Rent for a three-bedroom rental unit is \$1,867.

Housing Stock Available to Serve the Disabled and Other Special Needs Populations

For a complete inventory of the housing resources available to persons with disabilities or other special needs, refer to Appendix 4.

There are 55 units/beds in year-round permanent housing facilities in Napa. Skyline Apartments, run by the Progress Foundation and the Napa County Health and Human Services Agency, provides 10 beds for families with children and 13 beds for individuals. Buckelew Programs provides seven beds through the Napa Supported Independent Living program, six beds through the Napa Supported Housing program, and six beds through the Avenue Program. Catholic Charities and Family Service of Napa Valley provide eight beds, and the Housing Authority of the City of Napa provides five beds through the Shelter Plus Care grant program.

Although low-income housing for people with HIV/AIDS is needed (see Housing Needs section), there are few assisted units available to this population. Assistance to Napa's HIV/AIDS population through HOPWA funding is provided

by the Care Network in the form of intermittent, needs-based assistance with rent or monthly mortgage payments.

As mentioned above, Family Service of Napa Valley and Catholic Charities provide 8 units of permanent housing. This housing is for homeless people who are either HIV positive or have dual diagnosis of a mental illness and substance abuse. Residents contribute 30 percent of their income toward the cost of their housing; the remainder is provided by Family Service Napa Valley through vouchers. According to Paula Castaneda of Family Service Napa Valley, the permanent housing is generally full with a waiting list. Income is not part of criteria for eligibility, but tenants are nearly always low-income since their only income is SSI and disability benefits.

Transitional housing in Napa is provided for households with children, youth (under 18 years old), and single persons. Of the 100 beds/units of transitional housing, 57 beds are for households without children and 43 beds are for households with children. A total of 26 units/beds are for victims of domestic violence; 20 of these are for households with children. Eight beds are provided for youth. Family Service Napa Valley provides 16 beds for persons with a dual diagnosis of mental illness and substance abuse. Other providers of transitional housing include Catholic Charities, Napa County Health and Human Services Agency, Napa Valley Community Housing, and the Progress Foundation.

Housing Stock Receiving Local, State or Federal Assistance

A review of assisted housing developments in 2008 revealed no units at risk of loss of subsidies by 2019, or loss of inclusionary low-income status in the City of Napa (Housing Element p. 97). In addition, there are no CalHFA loans or Section 8 contracts in the City of Napa coming due before 2019.

The following is a list of units that either currently receive federal, state or local subsidies, or may have received federal, state or local funding or loans in the past.

Rohlf's Memorial Manor: 209 units, low-income seniors
Concordia Manor: 146 units, low-income seniors
Napa Park Apartments: 140 units, low, very-low and extremely-low-income
Charter Oaks: 75 units, low-income
Napa Creek Manor: 84 units, low-income seniors
Schoolhouse Court: 14 units, low and very-low-income
Pecan Court: 25 units, low and very-low-income
Jefferson Street Senior Apartments: 78 units, low-income seniors
Bridgeview Apartments: 41 units, seniors/disabled
Abaco Apartments: 12 units, low-income seniors/disabled
Redwood Retirement Residence: 97 units, seniors/disabled
Fourth Street Apartments: 12 units, seniors/disabled

Bequia Apartments: 12 units, seniors/disabled
Brown Street Manor: 12 units, low and moderate income
Laurel Manor: 50 units, low-income seniors
Brown Street Senior Village: 12 units, seniors/disabled
Mayacamas Village: 51 units, low and very-low-income
Folks Landing: 14 units, low and very-low-income seniors/disabled
Brown Street Apartments: 8 SRO units
Oran Court: 13 units, low and very-low-income
Silverado Creek Apartments: 102 units, low and very-low-income
Whistlestop Townhomes: 17 units, low and very-low-income
Villa de Adobe: 12 units, low and very-low-income
Montrachet Apartments: 20 units, lower income (inclusionary)
Hawthorne Apartments: 20 units, lower income (inclusionary)
Hawthorne Village II, 3 units, lower income (inclusionary)
Villa Lane Villas, 2 units, lower income (inclusionary)
Lincoln Gardens, 3 units, lower income (inclusionary)
The Reserve, 117 units, low and very-low-income seniors
The Vintage, 115 units, low-income seniors
Sheveland Ranch, 28 units, lower income (inclusionary)
Pueblo Orchard, 15 units, low-income
La Homa Village, 4 units, low-income (inclusionary)
The Grove Townhomes, 1 low-income unit (inclusionary)
Magnolia Park, 29 units, low and very-low-income

Influence of the Housing Market upon the use of funds

Napa's current housing market is still not affordable, but the decrease in housing prices has made homeownership more affordable than in the past. Unfortunately, credit and financing are harder to obtain. A drastic increase in foreclosures between 2007 and 2009 has also created the potential for neighborhood instability as owners lose their homes and banks/lenders fail to maintain the vacant properties. Furthermore, the homeowners losing homes increase the demand for rental units.

The 2009-2015 Housing Strategic Plan, adopted by the City Council on September 8, 2009, identifies three results of the current economic environment that create options for housing development. Lower land costs, availability of currently inactive entitled projects, and an active interest in producing affordable housing from the development community all present opportunities for housing production.

The Housing Strategic Plan states that it is likely that fewer people will be able to afford homes, even with lower median home prices, and expects more renters in both the near and long term. Consequently, the core of the Housing Strategic Plan recommends directing funding towards providing new rental housing, as this will benefit the most people.

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:

High Priority: Extremely- Low, and Very-Low, and Low-Income Renter Families

Five Year Goals:

1. Develop 208 rental units for extremely-low and very-low income families (including farm worker families and large families) and 60 units for extremely low elderly households.

The following programs and resources will be leveraged to achieve this goal:

1. Redevelopment Agency Tax-Increment Set-Aside Funds
2. City and County Housing Trust Fund
3. State and Federal Tax Credit Program
4. HOME Program
5. Mortgage Revenue Bonds
6. Land Banking of High Density Sites
7. Inclusionary Program
8. Density Bonus

The Housing Strategic Plan places development of new rental housing as the first priority for the use of the City's discretionary housing funds, and allocates an estimated 57 percent of the \$9.795 million estimated to be available for the development of 154 units.

2. Rehabilitate 65 substandard rental units for extremely-low and very-low-income renters. Acquire/maintain/conservate 40 units of existing affordable rental units in danger of conversion for very-low-income renters.

The following programs and resources will be leveraged to achieve this goal:

1. HOME Program
2. Redevelopment Agency Tax-Increment Set Aside Funds
3. CDBG Housing Rehabilitation Revolving Loan Program
4. Federal HOME Loan Affordable Housing Program
5. State and Federal Tax Credit Program

The Housing Strategic Plan places acquisition and rehabilitation of existing rental units as the fifth priority for City discretionary funds. Approximately 8 percent of

resources are allocated to rental acquisition and rehabilitation, for use on 40 units.

Coordination with City of Napa Housing Element:
Programs H.2B and H3.P support these goals.

3. Provide rental assistance subsidies for 200 additional extremely-low-income families

The HUD Section 8 Housing Voucher Program will be the source for achieving this goal.

Coordination with City of Napa Housing Element:
Program H-5P supports this goal.

High Priority: Low-income Homeless Persons and Non-Homeless Persons with Special Needs

Five Year Goals:

1. Provide 48 new units of permanent supportive housing.

The following programs and resources will be leveraged to achieve this goal:

1. HUD Continuum of Care Funds
2. Gasser Foundation Land Donation
3. California Mental Health Services Act Housing Funds
4. City and County Housing Trust Funds
5. HUD Section 811 Program

2. Provide rental assistance for persons with special needs through maintenance of 10 Shelter Plus Care vouchers per year and 30 Mainstream vouchers for disabled per year.

1. HUD Shelter Plus Care Funds
2. HUD Section 8 Housing Voucher Program Funds

3. Develop additional units of farm worker housing and housing for large families as specified previously through construction of new rental housing units for extremely low income and very low income families.

Coordination with City of Napa Housing Element:
Programs H.4A, H4.B, H4.C, H4.D and H4.H support these goals.

High Priority: Low-Income First Time Homebuyers

Five Year Goals:

1. Construct/assist in the construction of 27 units of low-income ownership housing.
2. Assist 40 low-income households to become first time homebuyers.
3. Rehabilitate 55 units of substandard owner-occupied housing for extremely-low and very-low-income households.

The following programs and resources will be leveraged to achieve this goal:

1. HOME Down Payment Assistance Program
2. Redevelopment Tax Increment Set Aside Fund
3. CDBG Housing Rehabilitation Revolving Loan Program
4. Code Enforcement
5. City of Napa Inclusionary Program

Coordination with City of Napa Housing Element:
Programs H2.C, H2.D, and H3.H support these goals.

High Priority: Elderly Homeowners

Five Year Goals:

1. Assist low-income elderly homeowners with maintenance, rehabilitation, and reasonable modifications to their homes, allowing them to “age in place.”

The CDBG Housing Rehabilitation Revolving Loan Program will be the source of funding for this activity.

Coordination with City of Napa Housing Element:
Programs H3-K supports this goal.

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 Public Housing. This section does not apply.

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 Public Housing. This section does not apply.

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:

As required by the State of California, the City of Napa adopted a Housing Element in December 2001. The Housing Element was subsequently updated in February 2005. During that time period, the City instituted several changes to

remove barriers to the production of affordable housing, including density bonuses, and inclusionary housing ordinance and changes to the second unit ordinance.

In late 2009, the City completed a second update of the Housing Element. The Housing Element update process included a city review of potential governmental constraints to the development of affordable housing. Following are some of the key recommended revisions to the Zoning Ordinance that will be reviewed by the Planning Commission and considered by the City Council.

Zoning and General Plan land use category changes were recommended to ensure that the City had adequately zoned sites for lower income needs on sites zoned 20+ units per acre. These changes have been adopted.

Changes in the Zoning Ordinance were recommended to allow more flexibility in the siting of emergency shelters, transitional and supportive housing. These changes have been adopted.

The City of Napa adopted changes to its second unit ordinance to facilitate the development of second units by allowing ministerial approval if certain standards were met. The Housing Element update recommended further changes to encourage second unit development, in particular recommending the elimination of owner occupancy requirements and/or easing parking requirements.

The Housing Element update also recommended that a parking demand study be conducted for residential uses outside downtown to determine whether parking requirements could be reduced.

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 and chronic 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:

Nature and Extent of Homelessness

The Continuum of Care Homeless Population and Subpopulations Chart (Appendix 5) provides a summary of the nature and extent of homelessness within the County of Napa. Statistics are kept at the County level only and include data from all cities in Napa County, as well as the unincorporated areas.

The information presented in the chart is based on a “point in time” count conducted by the Napa Continuum of Care (CoC) on January 29, 2009. On the night of the count, emergency shelter and transitional housing providers interviewed clients at their respective facilities. In addition to surveying providers, the Napa CoC surveyed all clients at emergency shelter, transitional housing, service sites, and at an outreach event designed to coincide with the count.

In summary, the count showed that there were 261 homeless individuals, of whom 81 persons were in the emergency shelter, 52 persons were in transitional housing and 128 persons were unsheltered. In terms of homeless families, there were 53 persons in 16 homeless families, with 11 families in emergency shelter and five families in transitional housing. None of the families were unsheltered.

The chart includes a breakdown of the number of persons in each of the homeless subpopulations. Of the homeless in shelters, 61 persons were chronically homeless, 64 persons were severely mentally ill, 53 persons had chronic substance abuse, 18 persons were veterans, seven were persons with HIV/AIDS, 22 persons were victims of domestic violence and 28 persons were youth. The subpopulations among the unsheltered are also displayed on the chart. Of the 128 homeless individuals who were not housed in the shelter, 71 individuals were chronically homeless, 22 individuals were severely mentally ill, 45 individuals had chronic substance abuse problems, 20 individuals were veterans, 3 individuals were persons with HIV/AIDS, and 35 individuals were victims of domestic violence. There were no unsheltered youth.

A review of client statistics information reported by Community Action Napa Valley (CANV) for 2008-009 provides information on the race/ethnicity breakdown of homeless individuals served at Community Action Napa Valley’s two homeless shelters (one for individuals and one for families) during the twelve month period beginning July 1, 2008. At the CANV homeless shelters, 451 persons were assisted during the 2008-09 fiscal year. Of this total, 61 persons were American Indian or Alaskan Native, 22 persons were Black or African American, seven were Native Hawaiian or other Pacific Islander and 338 persons were White. A total of five persons were multi-racial. Of the total 451 individuals served, 16 percent reported their ethnicity as being Hispanic. At the seasonal winter shelter, CANV assisted 169 persons. Of this total, thirty were American Indian or Alaskan Native, four were African American, thirteen were white and

three were multi-racial. Of the total population served, 23 persons or 13 percent reported their ethnicity as being Hispanic.

Background Information on Napa Economic Situation

A recent grant application submitted by Napa County Health and Human Services Agency under the Homelessness Prevention and Rapid Re-Housing Program (HPRP) provides the following background information on the economic situation in Napa County and the impact in the community.

According to the U.S. Bureau of Labor Statistics (BLS) monthly rankings, the unemployment rate for the City of Napa MSA alone has nearly doubled from 4.6% to 8.8% between June 2008 and June 2009. Further, the BLS Quarterly Census on Wage and Employment estimates that the 2008 rate of annual wage increase across the county has decreased to 2.03% from the 2007 rate of 5.7%.

Napa Valley Community Foundation compared year-over-year statistics for 2008 and 2009 and found the following:

- Food stamp applications are up by 20%
- Walk-in clients at Calistoga Family Center have doubled
- Traffic at Cope Family Center's drop-in assistance clinic is up by 50%
- Napa Valley Food Bank's client roster has increased by 46%
- The Table is serving 25% more hot meals
- Evictions have increased 33% county-wide
- Family Service of Napa Valley, which provides mental health services to adults, has increased its caseload by 50%.
- Shelters are seeing more families and people aged 70 and older become homeless, often due to unemployment or fallout from a foreclosure.

In addition, NEWS reports an increase of shelter days in 2008 and 2009 from 1,507 to 2,219 days, a 67% increase. FHNV estimates a year-over-year increase in requested services including a 21% caseload increase, a 22% tenant-landlord case increase, a 47% increase in complaint based fair housing issues, and a 100% increase in foreclosure cases. Similarly, housing cases at Legal Aid have increased some 350%. All agencies are facing budget cuts from state and local sources.

At Risk Subpopulations

The Housing Authority of the City of Napa has been working with Napa County Health and Human Services Agency (HHS) as well as several nonprofit social service providers to create a program to provide targeted assistance to at risk subpopulations. With HHS as the lead organization, the consortia applied for, and were granted \$1.6 million for a two year period to help families affected by the mortgage crisis and the downturn in the economy.

The objective of the Homeless Prevention and Rapid Re-housing Program (HPRP) is to keep these families from becoming homeless, or to quickly get them back into housing if they have become homeless. This is a case management driven program, with each family developing a plan and working toward economic stability.

This partnership of local non-profits, the County of Napa and the Housing Authority targeted the following sub-populations as being most at risk:

- Individuals or families escaping a situation of domestic violence
- Households below 30% AMI
- Families with a child under 2 years of age
- Families expecting a child (pregnancy)
- Households living doubled up with relatives or friends

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:

In 2006 the Homeless Services Planning Council prepared the Napa County Ten Year Plan to End Homelessness (Ten Year Plan). The Ten Year Plan has a "Housing First" goal. Recognizing that preventing loss of housing is both a cost effective and humane way to address homelessness, Napa County has long been committed to strategies to help people retain their housing. The countywide approach is first to focus on early identification and intervention with households at-risk of homelessness. The second priority is to help those who become homeless to get off the streets and back into housing as quickly as possible. This requires the development of "interim housing," permanent housing affordable to people with extremely low incomes, and permanent supportive housing for people with disabilities in need of long term service supports. In accordance with this approach, the Ten Year Plan, developed by the Homeless

Services Planning Council in 2006, recommended shifting the focus from emergency shelters and transitional housing to an interim housing system designed to get people back into permanent housing. To better meet these needs, the plan seeks to increase the supply of permanent housing available to people with extremely low incomes and the supply of permanent supportive housing for those with disabilities. To help achieve these increases in supply, alternative housing models--including single room occupancy units and shared housing for youth, seniors and families are being explored--in addition to standard apartments. A third priority is to provide services to support ongoing housing stability. Priority four is to assist these households in finding and maintaining employment.

The 5 year goals displayed on the CoC Homeless Population and Subpopulations Chart reflect the priorities established in the Ten Year Plan to shift the focus from emergency shelters to developing transitional supportive housing and permanent supportive housing.

Emergency Shelters:

The City of Napa will continue to support the County and Community Action Napa Valley in the operation of emergency shelters for the homeless. A high priority has been placed on utilizing CDBG funds in the Public Services category to help fund operation of the Shelter System. In addition, a priority has been placed on continuing to fund the bilingual counselor at the Domestic Violence shelter.

In terms of capital improvement needs, a high priority has been placed on continuing to fund needed improvements at the homeless shelters through the Non-Profit CIP program that is funded with CDBG funds in the Community Development category.

Transitional Housing:

The CoC chart reflects the high priority of developing additional interim housing and supportive services to rapidly re-house people who have become homeless. The HPRP grant will provide initial funding to rapidly re-house those who become homeless, provide integrated stabilizing support services, and conduct outreach to connect with at-risk persons. It is anticipated that the HPRP grant will help the participating agencies to collaborate more effectively, better integrate service delivery, and improve the infrastructure for collecting data and tracking outcomes and develop a more effective system for using existing local funds. The transitional housing will be provided through short term and medium term rent subsidies rather than the creation of additional housing units.

Permanent Supportive Housing:

The CoC Homeless Chart also shows the commitment to increase permanent supportive housing. The most significant development in permanent supportive housing is the new housing project on land donated by the Gasser Foundation. Progress Foundation and the Napa County Health and Human Services Agency have partnered to build 30 units on the property for chronically homeless, transition aged youth, and seniors.

Housing for Chronically Homeless:

The previously cited project on the Gasser Foundation land will include five units for the chronically homeless. In addition, the Housing Authority of the City of Napa is working to transition Shelter Plus Care recipients onto Section 8 vouchers, freeing more funding for new chronically homeless beds.

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:

Homeless Facilities Inventory

Appendix 6 contains a detailed inventory of the homeless shelter facilities as provided in the 2009 Continuum of Care application. The following is based primarily on the information in the CoC application, but in a few cases has been updated to reflect more current information.

Emergency Shelters

Community Action Napa Valley provides three emergency shelters through the Napa Valley Shelter Project:

- The Samaritan Family Shelter provides accommodation for seven families.
- The South Napa Adult Homeless Shelter provides 66 beds for clean and sober adults. They must be referred through the HOPE Center.
- The Winter Shelter operates during winter months (generally mid-November through mid-April) and does not have a permanent location. It can accommodate 50 people. The Winter Shelter is open to all persons provided that they adhere to the Shelter's behavioral rules.

In addition, emergency shelter is available through the following providers:

- The Napa Valley Shelter Project provides motel vouchers on an emergency basis for families and aged or disabled adults, with an availability of 90 vouchers per year.
- Progress Place provides eight beds for persons undergoing mental health crises.
- Napa Emergency Women’s Shelter provides emergency housing for four families.

Emergency Shelter System

Provider Name	Facility Name	Year Round Beds			Total Year-Round Beds	Other Beds	
		Fam units	Fam Beds	Indiv Beds		Seasonal	Overflow Voucher Beds
Napa Emergency Women’s Services	Napa Emergency Women’s Services	4	12	0	12		3
Napa Valley Shelter Project	Samaritan House	7	32	0	32		9
Napa Valley Shelter Project	Winter Shelter	0	0	0	0	50	
Gasser Foundation	South Napa County Shelter	0	0	66	66		
Progress Foundation	Progress Place	0	0	8	8		
Napa Valley Shelter Project	Hotel Motel Vouchers						90
Total		11	44	74	118	50	102
Unmet Need - 2009		0	0	0	0	0	0

Sources: Continuum of Care, 2009 and Winter Shelter report from CANV

Additionally, 172 beds of farm worker housing are available ten to eleven months of the year, with twenty-four more beds available during peak agricultural season. The farm worker housing is located in Napa County, outside the City of Napa limits.

Transitional Housing

Transitional housing facilities include:

- Bella House, operated by Progress Foundation, provides 12 beds of residential treatment for mentally ill adults.
- Family Service of Napa Valley’s Satellite Housing Program provides 16 residential beds with support services for mentally disabled adults.
- Catholic Charities’ Rainbow House provides six family units for single mothers and their children.
- Catholic Charities’ Home Base provides transitional housing for 20 at-risk young adults, including emancipating foster youth.
- TRAIN grants from Napa County Health and Human Services Agency supports services/rent subsidies for nine single adults and three families who are disabled or victims of domestic violence.
- Napa Valley Community Housing provides four units of transitional

- housing at Whistlestop Townhomes and six individual beds at Parkwood.
- Catholic Charities' Second Chance program serves 12 homeless families.
- COIT House provides six beds with support services for the mentally ill homeless.
- Progress Foundation provides eight beds for emancipated foster youth ages 18 to 24 at PLACES, a transitional housing program.

Transitional Housing

Provider Name	Facility Name	Year Round Beds			Total Year-Round Beds
		Fam units	Fam Beds	Indiv Beds	
Progress Foundation	Bella House	0	0	12	12
Progress Foundation	Places	0	0	8	8
Family Service of Napa Valley	Satellite Housing Program	0	0	16	16
Catholic Charities	Rainbow House	10	20	0	20
Catholic Charities	Home Base	0	0	12	12
Napa Valley Community Housing	Parkwood	0	0	6	6
Co. Health & Human Services	TRAIN	3	9	3	12
Napa Valley Community Housing	Whistlestop Apts.	4	14	0	14
Totals		17	43	57	100

Source: Continuum of Care, 2009

Permanent Supportive Housing

Permanent supportive housing is provided as follows:

- Buckelew Programs provides seven beds for mentally disabled adults and six beds with support services for mentally disabled adults.
- Catholic Charities and Family Services of Napa Valley provide eight beds for single adults.
- Shelter Plus Care grants administered through the Housing Authority and Napa County Health and Human Services Agency currently subsidizes rent for eleven individuals with special needs. This number has increased since the 2009 CoC application was submitted.
- The Progress Foundation provides supported living programs with case management for mentally disabled adults.

Permanent Supportive Housing

Provider Name	Facility Name	Year Round Beds			Total Year-Round Beds
		Fam units	Fam Beds	Indiv/CH Beds	
Buckelew Programs	Napa Supported Indep. Living	0	0	13/0	13
Buckelew Programs	Napa Supported Housing Program	0	0	7/1	7
City of Napa Housing Authority	Shelter Plus Care	0	0	11/11	11
Catholic Charities & Fam Service of NV	Permanent Housing Program	0	0	8/2	8
Napa County HHS & Progress Foundation	Skyline Apts.	5	10	13/0	23
Totals		5	10	52/13	62

Source: Continuum of Care, 2009 and City of Napa Housing Authority

Outreach Services to the Homeless

There are many ways for homeless persons to access the services available. Homeless service providers reach clients through outreach workers, case managers and peers. In addition, Napa County has several hotlines that refer people to appropriate support services. These include the Napa Emergency Women’s Shelter’s hotline for survivors of domestic violence, the Napa County Health and Human Services Agency’s health and mental health hotline, and Napa County’s hotline. Many service agencies refer clients to other support service providers. Puertas Abiertas Community Resource Agency provides an information and referral service to the Hispanic/Latino community.

- The Progress Foundation employs a full-time outreach worker in the field who contacts people out of doors.
- CANV runs the Hope Resource Center, which employs two full-time outreach workers who serve the mentally ill homeless.
- A substance abuse worker from Napa County Health and Human Services Agency also regularly conducts outreach at the Hope Center.
- Representatives from Catholic Charities’ Second Chance program provide monthly housing counseling sessions to residents of the Hope Center.
- Napa police officers refer homeless persons to shelters and services.
- Outreach health workers from Clinic Ole work with farm workers in the fields and shelters.
- Churches in the Napa Valley regularly provide information, referrals and assistance.
- The Progress Foundation provides street outreach to the mentally ill.
- Napa County Mental Health Services employs a homeless outreach worker available to evaluate individual for psychiatric hospitalization or other needed services and a mental health specialist who visits shelters.
- Progress Foundation provides street outreach to the mentally ill.

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- Napa County Mental Health Services operates a mental health program in the county jail and handles outreach for the Buckelew programs, which provide housing for adults with persistent mental illness.
 - Napa Emergency Women's Shelter runs a peer counseling and outreach program in Napa high schools.
 - Napa County Health and Human Services Agency stations a Veterans' Service Officer downtown.

Support Services

Due to the diversity of the homeless population, a variety of supportive services are required. Supportive services are provided by both stand-alone programs and through mainstream providers.

Transportation

- Napa Valley Shelter Project provides free or reduced cost bus tokens from transit agencies for use by homeless children and families.
- Napa Valley Shelter Project also provides transportation through the Hope Center.

Employment

- Napa County Training and Employment Center provides services to homeless people through the Workforce Investment Board and Welfare-to-Work.
- Napa County Health and Human Services Agency's Next Step program provides vocational training, job development and placement, and job retention services to mentally disabled and drug and alcohol addicted adults.
- The Cybermill Program provides vocational training for adolescents and homeless youth.
- The Greater Napa IDA Program provides training in financial literacy.

Health Care/Mental Health Care Substance Abuse

- The Napa County Health and Human Services Agency provides mental health and substance abuse treatment programs, including psychiatric emergency response, medication, case management, day treatment, and outpatient counseling.
- Clinic Ole provides primary health care to all low-income and homeless people in the county.
- Alternative for Better Living and Our Family provide mental health support for fragile homeless populations.
- The Progress Foundation provides mental health support for fragile homeless populations, including counseling for substance abuse and mental health issues.
- Sister Anne's Clinic provides homeless people with free dental service.

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- Buckelew Programs provides supportive services for mentally ill persons who are living independently in the community.

Childcare

- Napa Boys' and Girls' Club provides childcare for family shelters.
- Los Niños Child Development Center provides childcare from infancy through preschool for homeless children.
- The Salvation Army provides day care for homeless families.
- Napa County Health and Human Services Agency's Therapeutic Child Care Center provides care for children of substance abuse program clients.

Case Management and Counseling

All shelter and housing providers furnish case management to clients in order 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, mentally ill, persons with HIV/AIDS, persons substance abuse problems and persons with dual diagnoses.
- Napa Emergency Women's Shelter provides counseling to survivors of domestic violence in both English and Spanish.
- The Napa County Health and Human Services Agency'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.
- The Independent Living Program (ILP), administered by Napa Valley College, provides workshops on topics including home management and employment planning that prepare foster youth for emancipation. Napa County Health and Human Services Agency also provides a supplemental program with case managers that work with youth on individual discharge plans.

Food and Clothing

- Seventh Day Adventist and First Presbyterian churches operate food programs.
- The Napa Valley Food Bank provides food to low income and homeless individuals and families.
- The Success Center provides homeless people with work clothes.
- St. Helena Food Pantry, Salvation Army, Calistoga Cares, and St. Vincent de Paul all provide no-cost food resources.
- The Hope Center provides food and clothing, life skills training, and voicemail boxes.
- First Impression provides work clothes and grooming assistance for homeless and low-income women who are interviewing and joining the workforce.

General Services

- The General Assistance Program, provided by Napa County Health and Human Services Agency, provides non-cash vendor payments to low income adults or extreme need families with no other source of income.
- The Multipurpose Senior Services Program (MSSP) provides support services to frail adults over the age of 65.
- The Napa Valley VINE Go Bus provides door-to-door shared transit for seniors, disabled persons, and residents 'up valley' (communities of St. Helena and Calistoga). The VINE Go Bus is ADA accessible.
- Temporary Assistance is provided to Needy Families (TANF) or CalWorks.

Services for Persons with HIV/AIDS

- The Care Network provides information, referrals, help with benefits, volunteer assistance, a clinic specialist, case management, support groups, counseling and other assistance.
- The Napa-Solano Health Project provides education and outreach to the entire county of Napa with an emphasis on working with farmworkers.
- The Napa County Health Department provides free HIV testing and counseling for those being tested.
- The Progress Foundation and Clinic Olé provide HIV/AIDS education and outreach to the community.

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.

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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:

Homeless Strategic Plan

In 2006 the Homeless Services Planning Council prepared the Napa County Ten Year Plan to End Homelessness (Ten Year Plan). The Ten Year Plan has a “Housing First” goal. Recognizing that preventing loss of housing is both a cost effective and humane way to address homelessness, Napa County has long been committed to strategies to help people retain their housing. The countywide approach is first to focus on early identification and intervention with households at-risk of homelessness. The second priority is to help those who become homeless to get off the streets and back into housing as quickly as possible. This requires the development of “interim housing,” permanent housing affordable to people with extremely low incomes, and permanent supportive housing for people with disabilities in need of long term service supports. In accordance with this approach, the Ten Year Plan, developed by the Homeless Services Planning Council in 2006, recommends shifting the focus from emergency shelters and transitional housing to an interim housing system designed to get people back into permanent housing. To better meet these needs, the plan seeks to increase the supply of permanent housing available to people with extremely low incomes and the supply of permanent supportive housing for those with disabilities. To help achieve these increases in supply, alternative housing models—including single room occupancy units and shared housing for youth, seniors and families are being explored—in addition to standard apartments. A third priority is to provide services to support ongoing housing stability. Priority four is to assist these households in finding and maintaining employment.

Continuum of Care

The “Continuum of Care” is a broad-based countywide strategy to combat homelessness developed by a committee of individuals representing numerous local government and social service organizations. The City Housing Authority

continues to be the lead agency for the Continuum of Care for the City of Napa, and applying for funding under this federal Housing and Urban Development (HUD) funding source. Its focus is on developing a system to address needs of the chronically homeless. Toward this end, each year the Continuum of Care Committee, consulting with the broader community of interests, develops an action plan with goals, priorities, and action steps. Some of the goals are longer term and others respond to immediate needs. By updating the plan each year, based on new information, new needs, and emerging opportunities, there is continual progress toward filling gaps in the system. The 2007, 2008 and 2009 plans approved by the City Council have been used to identify priority needs, actions and to apply for federal Continuum of Care funds.

Consistent with the Ten Year Plan for Ending Homelessness, Napa's Continuum of Care strategy starts with a common vision for combating homelessness, which stems directly from years of collective experience on the issue. Its vision is of an ever-growing community of people and organizations coming together to provide the means to end homelessness in Napa County, to: (1) prevent homelessness before it starts; (2) give homeless individuals and families the changes they need to become permanently housed; and, (3) assist them in becoming self-sufficient.

This requires the conscious development of a "Continuum of Care" system of housing and services that is accountable to the community, measures progress toward ending homelessness, treats homeless people with respect, and provides assistance in a culturally appropriate and sensitive manner.

Napa's Continuum of Care system is "mainstreamed" in the sense that homeless-specific services and housing is integrated with those for the broader low-income population. This is a necessity in Napa, where there is a lack of resources to set up completely separate systems of care for different groups of people. Mainstream systems must reach out to homeless people and must also work closely with homeless programs. At the same time, this system is not generic, but is highly responsive to the unique needs of all subpopulations which make up Napa's homeless population, including adults, families, youth, seniors, and those with mental disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans, victims of domestic violence, farm workers, and other economically challenged or underemployed workers.

The strategy to carry out the vision of ending homelessness and meet the needs of all homeless people involves development of a community-based, interactive, culturally sensitive Continuum of Care system that:

- (1) Prevents homelessness before it starts
- (2) Provides outreach, engagement, and information and referral to those living out of doors;
- (3) Furnishes emergency shelter and services for those in crisis;

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- (4) Makes transitional housing and services available to those who will benefit from time to develop self-sufficiency;
 - (5) Provides permanent supportive housing to homeless people facing serious lifetime disabilities;
 - (6) Creates permanent affordable housing exits from homelessness for those ready for lives of complete self-sufficiency; and
 - (7) Responds to special needs of all homeless populations.

Emergency Shelter System

Many homeless people first enter the Continuum of Care through emergency shelters. The emergency shelter system is comprised of various short-term housing options, including permanent shelters with services and case management, temporary winter shelters, and overflow and hotel/motel vouchers. Some shelters target particular homeless subpopulations, such as families, while others target the general homeless population. A major improvement to the County's shelter system occurred in 2006 when the Gasser Foundation provided a site for a new permanent shelter and the County, with assistance from many funding sources, including the City of Napa's inclusionary funds, constructed a new state-of-the-art facility with many services available. The Emergency Shelters currently provide 121 year round beds, 50 winter shelter beds and 102 overflow/motel voucher beds.

The 2009 Continuum of Care application identified no additional need for emergency shelters, instead placing this need under "permanent supportive housing", reflecting a national trend and local policy shift to move away from emergency and transitional housing and toward re-housing into permanent housing with subsidies and support services.

The capacity of the Winter Shelter was increased from 40 to 50 beds with the move to the facility at the Napa County Fairgrounds. Although the site of the seasonal shelter is not permanent and has operated at various locations in recent years, CANV is looking for a site that will allow for a multi-year agreement.

Transitional Housing

Transitional housing provides temporary accommodations to individuals and families, usually 3 months to 2 years, in preparation for self-sufficiency. Comprehensive supportive programs typically include case management, housing placement assistance, and after care. As with emergency shelters, many transitional programs target particular subpopulations. The ability to place participants into permanent housing upon program completion is central to the effectiveness of this program. Several agencies, including Family Service of Napa Valley, Napa County, Catholic Charities, Progress Foundation and Napa

Valley Community Housing provide existing transitional housing and services for more than 100 persons throughout the City.

In 2009, as with emergency shelters, experts note that the national trend is to move away from transitional housing and toward “rapid re-housing” into permanent housing with subsidies, thus increases in permanent housing would alternatively help meet this need.

Permanent Supportive Housing

Permanent supportive, low cost housing is critical to the many families and individuals with disabilities or other special needs. The CoC identifies a current inventory of 56 beds, 10 of which are for families. The 2009 CoC application cited an unmet need for another 133 beds (58 for families; and 75 for individuals). Permanent low cost housing is essential to the success of the CoC system in re-integrating homeless persons into mainstream society. It is also important to the many lower income workers and families as well as some seniors who face increasing challenges living in Napa.

Within the next year, the Progress Foundation expects to provide 30 more permanent supportive housing beds, at least five of which will be set aside for chronically homeless (CH) individuals.

Chronic Homelessness

The 2009 CoC 2009 Application included data relative to chronically homeless persons and the total number of permanent housing beds designated for the chronically homeless (CH) persons in the CoC for 2007, 2008 and 2009.

Year	Number of Chronically Homeless Persons	Number of Permanent Housing Beds for Chronically Homeless
2007	101	13
2008	150	14
2009	132	16

There were no funds allocated for development of new permanent housing beds for this population between February 1, 2008 and January 31, 2009. However, after the 2009 CoC application was submitted, two more beds for the chronically homeless came online and are now fully operational. The chart above includes the two beds added in 2009 after the CoC application was submitted. As also indicated in the chart, the numbers of chronically homeless persons decreased from 2008 while the number of permanent housing beds increased by two.

The two new beds for the chronically homeless came out of the CoC’s decision to reallocate emergency shelter dollars into new permanent housing as part of the implementation of the CoC’s 10 Year Plan to End Homelessness. The CoC successfully sustained shelter capacity while expanding its stock of permanent

housing.

The Gasser Foundation has donated land in Napa for a new housing complex. Progress Foundation and the Napa County Health and Human Services Agency have partnered to build new units on the property for chronically homeless, transition aged youth, and seniors. The project breaks ground in 2010. This building will add upwards of 30 new, deeply-affordable units, a significant expansion in capacity.

The Housing Authority of the City of Napa is working to transition Shelter Plus Care recipients onto Section 8 vouchers, freeing more funding for new chronically homeless beds.

Homelessness Prevention

In September 2009, a consortium of the Napa County Health and Human Services Agency (HHS), the Housing Authority of the City of Napa (HACN) and several non-profit social service providers applied for and received a \$1.6 million grant for a two year period to initiate a comprehensive Homelessness Prevention and Rapid Re-housing Program (HPRP) under the federal government's stimulus program.

HPRP is designed to help families affected by the mortgage crisis and the downturn in the economy. The program's objective is to keep these families from becoming homeless, or to quickly get them back into housing if they have become homeless. This is a case management driven program, with each family developing a plan and working toward economic stability. Funds can be used for:

- Short term rental assistance (up to 3 months)
- Medium term rental assistance (4 to 18 months)
- Up to 6 months rental arrears
- Utility deposits and payments
- Security deposits
- Moving costs and storage
- Hotel/motel vouchers for up to 30 days if no appropriate shelter beds are available
- Housing search
- Legal services relating to tenant / landlord issues
- Credit repair

HACN will be providing the medium term rental assistance, while Community Action Napa Valley, NEWS and Catholic Charities will be providing the short-term rental assistance and case management services.

Institutional Structure

As stated previously, the Continuum of Care is a broad-based county-wide strategy to combat homelessness developed by a committee of individuals representing numerous local government and social service organizations. The Housing Authority of the City of Napa is the lead agency for the Continuum of Care for the City of Napa. The Napa County Health and Human Services Agency is the lead agency for the County. The City of Napa provides funding to Napa County for a portion of the contract with HOME Base, a non-profit agency, to coordinate the efforts of all the homeless service providers and to prepare annual funding applications to HUD. Agencies participating in this effort include: Family Service of Napa Valley, Buckelew Programs; Community Action Napa Valley, Legal Aid of Napa Valley; Project 90, Catholic Charities, Greater Napa Valley Fair Housing Center, Napa Emergency Women's Services, VOICES, Napa Valley Community Housing, Napa Police Department, Community Resources for Independence, Clinic Ole, Napa County Training and Employment, Cybermill, Progress Foundation, Residential stabilization and Detox Center, Wolfe Center, Alternative for Better Living, Sister Anne's Dental Clinic, Napa Boys and Girls Club, The Salvation Army, The Volunteer Center, and First Impression.

The major committees and work groups of the Continuum of Care are the Policy Council, the HMIS Work Group, the Discharge Planning Work Group, the Mainstream Benefits Work Group and the HPRP Work Group. The role of each group is described below.

The Policy Council is composed of the City Managers of every city within Napa County as well as the County CEO. The group meets bi-monthly to coordinate policy and funding for housing and homelessness. The Policy Council brings high-level political influence to bear on discharge planning, land use, and Ten Year Plan coordination. All six jurisdictions contribute housing and service dollars into a common stream for permanent supportive housing. This group also has sign-off authority on project review and selection, point-in-time data, and disaster readiness plans.

The HMIS Work Group focuses on the new homeless management information system. The group has spent the last year transitioning the CoC off of Sparrow and implementing ServicePoint. Efforts also include outreach to mainstream agencies and training front-level staff on data input, quality, and report generation. A member of the group also represents the CoC at planning meetings for the regional database warehouse project. (BACHIC and RHINO) Currently, this group reports to the larger CoC on a monthly basis in order to receive direction on priority areas as the HMIS expands. The CoC provides guidance on which providers should receive training and tools first, how funding should be prioritized, and what needs still exist.

The Discharge Planning Work Group identifies one public institution to engage in a collaborative process to create interventions within the institution to reduce and end discharges into homelessness. Members meet with stakeholders to develop policies, protocols, and funding streams necessary to support better discharge planning. This past year, the subcommittee focused on engaging the local hospital to develop better discharge policies and create respite care within the community. The CoC successfully persuaded the hospital to fund a hospital social worker to assist homeless clients with discharge planning. The group reports back to the larger CoC at monthly meetings, where they elicit feedback from members on how to expand the work.

The Main Stream Benefits Group includes HHS representatives from Social Services Administration, the Food Stamp office, General Assistance, CalWorks, TANF, and Mental Health as well as homeless service providers and law enforcement. The group works to develop improved outcomes for connecting homeless clients to mainstream resources. This year, the group organized and hosted two trainings on SSI/SSDI enrollment, rolled out a new Food Stamp outreach strategy, and has worked to connect with the HPRP initiative. Over the next 12 months, the group is especially interested in implementing HMIS in mainstream agencies, allowing the CoC to better track efforts around mainstream benefits.

The HPRP Work Group includes service providers, mainstream benefits workers, and County Health & Human Services staff who meet weekly. Initially, the group worked to design a homeless prevention and rapid re-housing program in response to ARRA. Now, the group continues to meet to refine its assessment and case management tools, review program data and analysis, and improve system operations for HPRP clients. The group is using the ARRA money to redesign the prevention system within Napa County, ensuring long-term sustainability once stimulus money is spent.

Discharge Coordination Policy

The following information is provided from the 2009 CoC application relative to policies and protocols that the CoC either has in place or is developing for each system of care to ensure that persons are not routinely discharged into homelessness:

Foster Care

Partners: Napa County Health and Human Services Agency, Probation, the County Office of Education, Progress Foundation, Aldea, On-The Verge, and the Workforce Investment Board are part of the Emancipating Youth Services (EYS) Steering Committee, which oversees the system for foster care clients emancipating to adulthood.

Assessment: Presently, social workers and probation officers must develop a Transitional Living Plan with the youth on their caseloads, beginning when the

youth is age 15. Under the relevant policy, case managers must assist the youth with acquiring a social security card, a certified birth certificate, an ID card, a death certificate of parent, and proof of citizenship.

Protocol: The youth must receive assistance with completing an application for MediCal, securing housing, and assistance in securing employment, or other financial support; assistance in applying to college or to a vocational training program, and obtaining financial aid; and assistance in applying for SSI when applicable. Youth are not to be discharged into homelessness.

Program: The ILP case managers can refer clients to the Transitional Housing Program-Plus, a housing program specifically aimed to serve this population.

Health Care

Partners: Currently, the Queen of the Valley Hospital (the only local hospital) and the CoC Policy Council are working to improve discharges from the hospital. The Policy Council is using political pressure to engage higher-ranking hospital staff in discussions about more appropriate housing options for homeless clients, such as respite care with discharge to supportive housing.

Assessment: Soon after admission, a hospital-paid Social Worker completes an assessment to determine anticipated patient discharge needs and resources available to the patient.

Protocol: If the Social Worker deems that the patient will need skilled placement, the Social Worker will refer the client to a nursing home where expenses will be reimbursed by Medi-Cal. If the Social Worker determines that the patient will not require skilled placement, the Social Worker collaborates with the patient to determine discharge-housing options and accessing mainstream resources.

Program: The CoC is currently working with the hospital to improve discharges for people who are medically stable but homeless. Respite care would divert clients from shelter and require additional procedural steps to be outlined and implemented.

Mental Health:

Partners: Napa County Health and Human Services Agency staff and local non profit mental health housing program providers convene a bi-weekly Residential Utilization Review committee.

Assessment: The group develops housing plans for people who have been placed in long term care facilities, such as IMDs, who have been identified as ready for discharge back into the community within the next 30-60 days.

Protocol: Partners agree to plans to move people from 24-hour staffed residential housing programs into less restrictive more recovery focused supportive housing programs and on to independent and mainstream housing.

Program: There are several non-McKinney funded supportive housing programs available for people who are in need of housing placement. They include: Family

Services of the Napa Valley (FSNV) Satellite Housing Program; Progress Foundation Bella House, Progress Place, and Skyline Apartments; Mental Health Services Act funded housing; and local board and care homes. Connections are also made with the Older Adult, Adult, and Transitional Age Youth Full Service Partnership Programs. These programs provide intensive case management, wrap around services, rent subsidies, and flexible funding for people with a serious mental illness who are homeless or at risk of homelessness.

The Residential Utilization Review committee formalized these procedures on June 15, 2009.

Corrections:

Partners: Jail staff, nurses, mental health, and non-profit service provider staff currently provide outreach and services to people in the Napa County jail.

Assessment: Referrals to the Mental Health System Navigators are made through identification of people in need of services by nurses, corrections officers, and the Forensic Mental Health Counselor.

Protocol: Individuals who are homeless and have a mental illness meet with Navigators on a weekly or bi-weekly basis two months prior to the anticipated discharge date to discuss linkage to housing, mental health, employment, income, alcohol and drug, and other mainstream services.

Program: The Navigators will stay connected to the people who are referred to them until they are connected with other service providers as appropriate or obtain housing in one of the non-McKinney-Vento funded, local supportive housing programs.

Timeline: Building on this foundation, key members of the CoC are working with the new director of the county jail to track client housing status at booking and connecting all homeless inmates to housing and services prior to discharge, not just those homeless inmates who have a mental illness. This pilot project has recently been funded and will launch in early 2010.

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:

This section is not applicable to the City of Napa.

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:

The City of Napa Citizen's CDBG Advisory Committee (CDBG Committee) held a series of publically announced workshops to receive testimony from residents, community groups and agencies on both housing needs and non-housing community development needs. Participants at the workshops expressed the need for assistance in providing and maintaining community services for the most vulnerable segments of the population: seniors, youths aging out of the foster system, homeless, victims of domestic violence, disabled, developmentally disabled and those with mental illness. Non-profit organizations expressed the need for continued assistance to make capital improvements to their facilities so they could continue to serve the community in a safe and efficient manner. City of Napa representatives identified a variety of public facility improvements needed in lower income areas as well as needed improvements to public facilities to provide ADA accessibility.

The CDBG Committee developed a list of priority community needs that could be addressed utilizing CDBG funds. These priority needs were subsequently adopted by the City Council.

High Priority Public Service Needs

Emergency Shelter System:

Continued financial support towards the operation of the emergency shelter system is a priority need. Information on the nature and extent of homelessness is documented in the Homeless Section of the Consolidated Plan.

Financial support of a bi-lingual Hispanic counselor position at the domestic violence shelter operated by NEWS is an important component to the City's support of the emergency shelter system. In fiscal year 2008-2009, the CDBG-funded counselor served 297 clients, and approximately 65 percent of these clients were Hispanic. The NEWS shelter has experienced significant budget cuts from the State of California. Four positions had to be deleted in 2008-09, including two counselors. With the economic downturn, the Napa Emergency Women's Shelter has experienced a 50 percent increase in calls.

Information, Referral and Outreach to the Hispanic Population:

Information, referral and outreach activities to connect the Hispanic population with available community services are another priority. Given the fact that 34% of the Napa population is Hispanic, it is important that this segment of the population be able to access needed services. These types of activities can either be provided directly by agencies providing the social service, or by a separate information and referral service organization.

Fair Housing Activities:

Fair housing activities, including outreach and group training on fair housing, and tenant/landlord counseling regarding housing discrimination complaints continue to be a priority. During 2008-09, more than 76 percent of the City of Napa residents utilizing the services of Fair Housing Napa Valley were low or very low income. This activity can either be funded in the Public Service category or under Administration/Planning.

Supportive Services for Children Aging Out of the Foster System:

Supportive services for children aging out of the foster system is a priority. The needs of these youth include employment and education support, general case management support and stable affordable housing. Foster youth are much less likely than their peers to graduate high school or obtain a GED, more likely to become teen parents, and more likely to rely on public assistance. There are also higher rates of mental illness and drug use among foster youth. In California, 65 percent of youth leaving foster care do so without a place to live; less than 50 percent of former foster youth are employed 2½ to 4 years after leaving foster and only 38 percent have maintained employment over one year. Napa County Health & Human Services Agency estimates that approximately 25 foster youth transition out of foster care each year. Almost 100% of these youth

face issues of homelessness within months of leaving care. County social workers refer these youth to a Transitional Housing Plus program, but the program's funding was significantly reduced this year and only ten youth can be served at any one time.

High Priority Public Facility Needs

Non-Profit CIP Projects:

Capital Improvement Projects (CIP) for non-profit owned facilities, including ADA improvements, continues to be a priority. Given the current economy and increased demands on non-profits serving low-income clients, it is even more difficult for non-profit organizations to fund needed improvements to their facilities. Examples of non-profit facilities serving low income clients that could be assisted in this category include the homeless shelters, the domestic violence shelter, hospice and adult day center, and pre-school child development facilities.

High Priority Public Improvement Needs

In-fill Sidewalks:

In-fill sidewalks are needed in some of the low income neighborhoods, especially in proximity to senior housing, bus stops and schools. Some of these areas without sidewalks are along paths frequently travelled by pedestrians. Installation of sidewalks would greatly improve pedestrian safety.

ADA Improvements to City Facilities:

Several ADA improvements are needed to City public facilities. The City adopted an ADA Self Evaluation and Updated Transition Plan in August 2008 that identified needed ADA improvements in over 65 City public facilities, including parks and senior center facilities. Several of the parks are located in low income census tracts, such as O'Brien Park, Laurel Street Park and Fuller Park. The Senior Center is in need of extensive ADA improvements.

Park Improvements:

O'Brien Park and Westwood Hills Park, which are located in low income census tracts, are in need of ADA accessible restroom facilities and ADA accessible paths. In addition, Fuller Park, which is located in a low income census tract in central Napa, needs lighting improvements to enhance public safety and improve energy efficiency.

Goals and Objectives

Specific goals and objectives for public service and community development activities are listed in the Community Development Needs Table.

Economic Development

The City of Napa has an Economic Development Department that provides a full range of business services, with a focus on business retention and marketing, new business development and expansion and targeted business recruitment. The department provides significant coordination between property owners, developers and businesses and other city department and outside agencies to ensure successful projects. The department manages the Napa Community Redevelopment Agency and implements numerous capital improvement projects and programs utilizing tax increment and bond funds.

In accordance with State law, redevelopment projects are located in the two redevelopment project areas: Parkway Plaza and Soscol Gateway. Recent capital improvements have included restoration of the 12 acre Oxbow Preserve, lighting, tree and sidewalk improvements on Second and Third Streets downtown and construction of the new Fifth Street Parking Garage downtown. Key objectives for fiscal years 2009-11 include funding a design of a major drainage facility in the Soscol Gateway, assisting in the development of the Downtown Specific Plan, acquiring property and designing a replacement parking facility near the future bypass, developing a financing strategy for Soscol Gateway capital improvements, and funding sidewalk and ADA improvements in various locations.

It is not anticipated that CDBG funds will be used for economic development activities.

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:

Poverty is a term which indicates the relative income level of a family or

individual compared to a larger standard. National poverty statistics are based on an average and do not reflect the local economic situation (i.e. cost of living) According to the 2008 U.S. Census data, the poverty threshold for a family of four with two children was \$21,834. The 2000 U.S. Census indicates that there were 1,100 families or 6.1 % of all Napa families and 7.3 % of all households in Napa living below the poverty line.

Programs that address barriers to economic independence, including employment and housing, include the Family Self-Sufficiency Program, the counseling and case management services provided through the homeless shelter system, and the Homeless Prevention and Rapid Re-housing Program. In addition, VOICES, a non-profit organization, provides assistance to transition aged foster youth. Some of these programs are described in more detail in the Homelessness Needs Section.

The City's economic development efforts will continue activities that ultimately have major economic impacts on the community by promoting businesses and stimulating job growth, thus allowing lower-income families to rise above poverty. The City's affordable housing development activities will enable lower-income families to spend less on their income on housing. These programs are detailed in the Housing Needs Section.

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:

This section is not applicable to Napa.

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:

California's budget crisis has led to significant cuts in social services in the past year. According to the California Budget Project (www.cbp.org), funding has been eliminated entirely for most AIDS/HIV programs and all Maternal, Child and Adolescent Health programs. Funding for the Domestic Violence Shelter programs has been cut by 20 percent. SSI/SSP has been cut by 7 percent for individuals and 10 percent for couples, effective November 2009. Due to changes in the In Home Supportive Services (IHSS) program, 36,000 elderly and disabled persons will lose all IHSS services. Community clinics programs, including the Expanded Access to Primary Care Program, the Rural Health Services Development Program, and the Seasonal Agricultural and Migratory Workers Program have had cuts ranging from \$6.9 million to \$13.5 million apiece.

These budget cuts can be expected to have a noticeable impact on Napa's special needs populations. Napa has a large population of seniors and an agricultural sector that employs large numbers of both permanent and temporary farm workers. Napa's domestic violence shelter, the Napa Women's Emergency Shelter, has an annual caseload of close to 1,000 clients.

Auction Napa Valley, an annual fundraising event, provides grants to area nonprofits. The 2009 Auction Napa Valley grants totaled \$5,267,800. Of this total, \$3,685,000 will go towards Health and Wellness activities, including \$100,000 to Napa Emergency Women's Services, and \$200,000 to the Family Service of Napa Valley. Children and Youth services will receive \$907,500, including \$90,000 for VOICES, a program assisting foster youth. Housing activities will receive \$675,300, including \$47,000 to Community Action Napa Valley for transitional housing, \$90,000 to Fair Housing Napa Valley, \$250,000 to Napa Valley Community Housing for low-income housing development, and \$98,300 to the Napa County Housing Authority for health and safety systems at the farm worker centers.

Napa County's data collection system focuses on the special needs of homeless persons, and there is no comprehensive system at this time to capture data for special needs persons who are not homeless. As a result, there was not sufficient information available to complete the Non-Homeless Special Needs Table.

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, victims of domestic violence, 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 may or may not 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:

Hispanics

The Hispanic population comprises approximately 34 percent of the total population (U.S. Census 2000, Claritas 2008) and is expected to grow at a more rapid rate than the rest of the population. According to CHAS data Hispanic households of any income level are more likely to have housing problems than Napa households as a whole. Among Napa's Hispanic households, 71 percent have housing problems, compare to 40 percent of all Napa households. In addition overcrowding is a severe problem for Hispanic households, with 48 percent of Hispanic households overcrowded compared to 10 percent of all Napa households.

In addition to housing problems, persons in the Hispanic community with limited English speaking ability face language as well as cultural barriers when attempting to access services. Given their isolation from the English speaking community, they are also not as aware of the availability of services. Applicants for CDBG public service funds are expected to include a component of specific outreach to the Hispanic community and demonstrate cultural and language capacity to serve the Hispanic community.

Priority: Bi-lingual outreach, information and referral services to the Hispanic population were given a high priority in the Plan.

Reason for Prioritization: The Hispanic community represents a significant component of the Napa population. Language and cultural barriers can inhibit their ability to access services.

Obstacles to Meeting Needs: Limited availability of funds.

Seniors

Napa is home to a large senior population, which is projected to grow as baby boomers age. In 2008, a total of 8,583 residents were over the age of 65 and 23 percent of Napa's population was over 55. By 2018, over 27 percent of the projected population is expected to be over 55. In general, seniors are more likely to be low-income and/or disabled than the population as a whole. However, Napa seniors are less likely to be under the poverty line, due mainly to Social Security. A majority of seniors in all income groups are homeowners. This number is projected to grow as the post-World War II 'baby boomer' generation ages in the next decade. Seniors also are more likely to be disabled and experience decreased mobility.

The City of Napa's Recreation Department runs the Napa Senior Activity Center, which provides social events, trips, educational opportunities and other forms of assistance for adults age 50 and over. The Senior Center offers driving courses, tax assistance, a daily lunch program, bus passes, flu shots and other help for low-income seniors. The Senior Center has also been collaborating with the Latino Elder Coalition, including partnering to offer a new program focused on Hispanic seniors. The Latino Elder Coalition's annual education and outreach event was held at the Senior Center. Referral information is provided in both English and Spanish, and the Senior Center is working to translate information in all areas. A Spanish-speaking facility attendant is present every afternoon and several mornings.

The City of Napa's CDBG Non-Profit Capital Improvement Program (CIP) provides facility improvements and rehabilitation to nonprofits that serve low and very-low income persons. CIP projects are funded through CDBG. They often include improvements to make facilities ADA-accessible.

Priority: Housing and supportive services for seniors is given a high priority under the 2010-2015 Consolidated Plan. The Housing Rehabilitation Revolving Loan Program will be a source of funds to provide for rehabilitation of housing and installation of improvements to allow seniors to "age in place". In addition, funding will be available through the CDBG Program for ADA improvements to both public facilities and non-profit facilities.

Reason for Prioritization: The Senior population is projected to continue to grow and is more likely to be disabled and face decreased mobility.

Obstacles to meeting needs: The lack of available funding and the projected growth of the senior age group are obstacles to meeting this need.

Disabled

Approximately 25 percent of Napa's population has some type of disability. Of Napa's disabled population, 37 percent are able to work. Disabilities have a large range of types and severities, so persons with disabilities represent a wide range of different housing needs. Persons with physical disabilities need access to services and transit, and housing that is handicapped accessible. People with more severe mental disabilities may need case-management services in order to live independently, or they may be better suited to group living situations. Persons with disabilities are far more likely to be low-income than the general population.

The North Bay Regional Center estimates that there are 952 persons with developmental disabilities in Napa County. Developmental disabilities are those disabilities that occur before age 19. The North Bay Regional Center provides services to the developmentally disabled (as the term is defined by State law) on the basis of need rather than income.

In 2009, the City of Napa's CDBG-funded CIP Program rehabilitated a rental residence owned by North Bay Housing Coalition that houses very low income developmentally disabled adults. The CIP program also regularly provides improvements to nonprofits to make them accessible to people with disabilities, such as ramps and curb cuts.

Priority: Housing and supportive services for disabled persons are given a high priority under the 2010-2015 Consolidated Plan.

Reason for Prioritization: The City of Napa and the Housing Authority of the City of Napa plan to provide assistance in the development of more housing for the disabled through support of a Federally supported Section 811 grant and other funds.

Obstacles to meeting needs: Limited funding is the primary obstacle.

Persons with HIV/AIDS

The Napa County Health and Human Services Agency (HHS) does not compile statistics on the number of persons in Napa living with HIV/AIDS, however, HHS referred Dale Weid of the Care Network, which serves persons with HIV/AIDS in Napa. Weid estimates that there are between 100 and 200 people in Napa living with HIV/AIDS. Care Network serves 70 to 80 clients at any one time, 50 percent of whom are in need of low income housing, and Weid estimates a similar percentage of need among the entire Napa HIV positive population.

Priority: Housing and supportive services for persons with HIV and AIDS are given moderate priority under the 2010-2015 Consolidated Plan.

Reason for Prioritization: The City of Napa does not receive HOPWA funding, although the Care Network does. The City of Napa will function in a supporting role rather than a leading role in addressing the needs of persons with HIV/AIDS.

Obstacles to meeting needs: Lack of available funding is the primary obstacle.

Victims of Domestic Violence

Napa Emergency Women's Shelter (NEWS) serves victims of domestic violence in the Napa area. For fiscal year 2008-2009, NEWS reported serving 958 clients. NEWS provides eight counselors, seven of whom are bilingual. One of the bilingual counselors is funded through CDBG. In 2009, NEWS laid off four staff members, including two counselors, as a response to the state budget cuts.

A significant portion of NEWS clients are Hispanic/Latina. In fiscal year 2008-2009, the CDBG-funded counselor served 297 clients, 193 of whom were Hispanic. Most were Extremely Low Income clients, with 70 percent falling into the ELI category and the remaining 30 percent Low Income.

In addition, the CDBG funded Non-Profit CIP Program has provided repairs to the NEWS confidential safe house.

Priority: Housing and supportive services for victims of domestic violence will be given highest priority under the 2010-2015 Consolidated Plan.

Reason for Prioritization: In July of 2009, Governor Schwarzenegger signed multiple bills cutting funding in order to close the budget shortfall. Funding for domestic violence shelters was cut by \$4.1 million, or 20 percent of the total allocation for domestic violence shelters. At the same time, the Governor's line-item vetoes cut all remaining funding for domestic violence shelters. A measure was signed by the Governor in October restoring the funding cut by the line-item veto, but the 20 percent cut remains in effect. In addition, the restored funding comes from a one-time source, and the Senate will need to identify a permanent source of funding for domestic violence shelters by next year if funding is to be continued.

Obstacles to meeting needs: Lack of funding and instability of the available funding are obstacles to meeting the need for domestic violence shelters and supportive services.

Persons with Mental Illness

The Napa County Health and Human Services Agency does not have local data on the number of persons with mental illnesses. However, for the entire United States population, the occurrence of mental illness is approximately one in ten persons. Using this statistic, it can be extrapolated that 10 percent of Napa, or 7,604 persons, have a form of mental illness.

The Napa County Health and Human Services Agency estimates that in the year 2009, 51,370 mental health service activities were provided to approximately 2,482 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. Most of those receiving assistance resided within the City of Napa. 101 staff members are assigned to the mental health division of the Napa County Health and Human Services Agency.

Priority: Housing and supportive services for mentally ill persons were given a moderate priority under the 2010-2015 Consolidated Plan.

Reason for Prioritization: Housing and supportive services for this group are needed, but this population currently has more services available than some of the other special needs groups.

Obstacles to meeting needs: Lack of available funding is the primary obstacle.

Foster Youth Aging out of Care

Youth recently emancipated from foster care often need services to assist them in becoming self-sufficient. Their needs include support in finding and keeping employment, securing advanced education or vocational training, stable affordable housing, and training in general life skills. Foster youth are much less likely than their peers to graduate high school or obtain a GED, more likely to become teen parents, and more likely to rely on public assistance. There are also higher rates of mental illness and drug use among foster youth. In California, 65 percent of youth leaving foster care do so without a place to live. The Napa County Health and Human Services Agency estimates that an average of 25 youth each year age out of the foster system. Almost 100% of the youth will face issues of homelessness within months of leaving care.

The Gasser Foundation has donated land in Napa for a new supportive housing complex that will house chronically homeless persons with mental illness and recently emancipated foster youth. Progress Foundation and the Napa County Health and Human Services Agency have partnered for the construction and operation of the project, which will break ground in early 2010.

Priority: Emancipated and aging-out foster youth were given a high priority under the 2010-2015 Consolidated Plan.

Reason for Prioritization: As previously mentioned, youth emancipated from foster care are more likely to need social services or assistance in becoming self-sufficient. They also frequently lack housing. The County operates a Transition Housing Plus program that serves these youth, but the funding was significantly reduced this year and only ten youth can be served at any one time.

Obstacles to meeting needs: Lack of available funding is the primary obstacle.

Farm Workers

The 2009 Housing Element reports data from a 2007 report published by the California Institute for Rural Studies. The report counted 6,790 farm workers working in Napa County during 2005, 64 percent of whom reported permanent residence in Napa County. Forty percent of farm workers were accompanied by a spouse and/or children, with 24 percent of farm worker households including three or more children. During the work week, 86 percent of farm workers reported living in an apartment or house, 5 percent lived on the farm where they worked, 5 percent in a labor camp, 4 percent in a garage, 3 percent in a motel, and 2 percent in a trailer.

A wide range of problems related to housing were reported. The most commonly reported problems were difficulty getting landlords to make housing repairs (affecting 27 percent of farm workers), stress associated with excessive noise or lack of privacy (23 percent), inability to obtain health care or social services due to a lack of documentation regarding place of residence (16 percent), and inability to pay rent because housemate were unable to pay their share (13 percent).

Priority: Housing and supportive services for farm workers were given a high priority under the 2010-2015 Consolidated Plan.

Reason for Prioritization: Farm workers are an integral part of Napa's economy. With most economic growth in Napa based upon wine tourism or agriculture, growth in the number of agricultural workers is expected.

Obstacles to meeting needs: Lack of funding is the primary obstacle.

Social Services Inventory

Facilities:

Emergency Shelters

Community Action Napa Valley provides three emergency shelters through the Napa Valley Shelter Project:

- The Samaritan Family Shelter provides accommodation for seven families.
- The South Napa Adult Homeless Shelter provides 66 beds for clean and sober adults. They must be referred through the HOPE Center.
- The Winter Shelter operates during winter months (generally mid-November through mid-April) and does not have a permanent location. It can accommodate 50 people. The Winter Shelter is open to all persons provided that they adhere to the Shelter's behavioral rules.

In addition, emergency shelter is available through the following providers:

- The Napa Valley Shelter Project provides motel vouchers on an emergency basis for families and aged or disabled adults, with an availability of 90 vouchers per year.
- Progress Place provides eight beds for persons undergoing mental health crises.
- Napa Emergency Women's Shelter provides emergency housing for four families.

Transitional Housing

Transitional housing facilities include:

- Bella House, operated by Progress Foundation, provides 12 beds of residential treatment for mentally ill adults.
- Family Service of Napa Valley's Satellite Housing Program provides 16 residential beds with support services for mentally disabled adults.
- Catholic Charities' Rainbow House provides six family units for single mothers and their children.
- Catholic Charities' Home Base provides transitional housing for 20 at-risk young adults, including emancipating foster youth.
- TRAIN grants from Napa County Health and Human Services Agency supports services/rent subsidies for nine single adults and three families who are disabled or victims of domestic violence.
- Napa Valley Community Housing provides four units of transitional housing at Whistlestop Townhomes and six individual beds at Parkwood.
- Catholic Charities' Second Chance program serves 12 homeless families.
- COIT House provides six beds with support services for the mentally ill homeless.
- Progress Foundation provides eight beds for emancipated foster youth

ages 18 to 24 at PLACES, a transitional housing program.

Permanent Supportive Housing

Permanent supportive housing is provided as follows:

- Buckelew Programs provides seven beds for mentally disabled adults and six beds with support services for mentally disabled adults.
- Catholic Charities and Family Services of Napa Valley provide eight beds for single adults.
- Shelter Plus Care grants administered through the Housing Authority and Napa County Health and Human Services Agency currently subsidizes rent for ten individuals with special needs. This number has increased since the 2009 CoC application was submitted.
- The Progress Foundation provides supported living programs with case management for mentally disabled adults.
- The Housing Authority of the City of Napa provides 1,188 Section 8 Vouchers, 30 Section 8 Mainstream Vouchers (for very low income disabled individuals and households) and 7 Section 8 Subsidies for the Section 8 Moderate Rehabilitation SRO Program.

Services:

- The General Assistance Program, provided by Napa County Health and Human Services Agency, provides non-cash vendor payments to low income adults or extreme need families with no other source of income.
- The Multipurpose Senior Services Program (MSSP) provides support services to frail adults over the age of 65.
- The Napa Valley VINE Go Bus provides door-to-door shared transit for seniors, disabled persons, and residents 'up valley' (communities of St. Helena and Calistoga). The VINE Go Bus is ADA accessible.
- Temporary Assistance to Needy Families (TANF) or CalWorks,

Services for Persons with HIV/AIDS

- The Care Network provides information, referrals, help with benefits, volunteer assistance, a clinic specialist, case management, support groups, counseling and other assistance.
- The Napa-Solano Health Project provides education and outreach to the entire county of Napa with an emphasis on working with farmworkers.
- The Napa County Health Department provides free HIV testing and counseling for those being tested.
- The Progress Foundation and Clinic Olé provide HIV/AIDS education and outreach to the community.

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 Agency, the Care Network, 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 Agency, the Care Network, and other nonprofit organizations.

OTHER NARRATIVE

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

See the Appendices for additional information:

- Appendix 1 Census Tract Map
- Appendix 2 Citizen Participation Plan
- Appendix 3 Public Ads and Notices
- Appendix 4 Inventory Chart of Permanent Supportive Housing
- Appendix 5 Continuum of Care Homeless Population and Subpopulations Chart
- Appendix 6 Inventory of Homeless Shelter Facilities
- Appendix 7 City of Napa Housing Strategic Plan
- Appendix 8 Napa's Action Plan for Housing from 2009 City of Napa Housing Element
- Appendix 9 News Article on Auction Napa Valley Grants
- Appendix 10 News Article on Napa Valley Community Foundation Grants

Housing Needs Table		Grantee:		Only complete blue sections. Do NOT type in sections other than blue.												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	
		Current % of Households	Current Number of Households	3-5 Year Quantities															% of Goal	% HSHLD				# HSHLD
				Year 1		Year 2		Year 3		Year 4*		Year 5*		Multi-Year										
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual							
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	615														100%					
			Any housing problems	74.8	460										0	####					0			
			Cost Burden > 30%	73.2	450										60	0	####	H	Y	O				
			Cost Burden >50%	55.3	340	10		10		10		10		10		0	####	H	Y	O				
	Small Related	NUMBER OF HOUSEHOLDS	100%	500																				
		With Any Housing Problems	87.0	435											0	####								
		Cost Burden > 30%	83.0	415			3		3		3		3		0	####	H	Y	O					
		Cost Burden >50%	66.0	330	25		10		10		10		10		0	####	H	Y	O					
	Large Related	NUMBER OF HOUSEHOLDS	100%	197																				
		With Any Housing Problems	100.0	197											0	####								
		Cost Burden > 30%	89.8	177			7		2		7		7		0	####	H	Y	O					
		Cost Burden >50%	60.4	119	25		10		10		10		10		0	####	H	Y	O					
	All other hshld	NUMBER OF HOUSEHOLDS	100%	465																				
		With Any Housing Problems	71.0	330											0	####								
		Cost Burden > 30%	71.0	330											0	####								
		Cost Burden >50%	65.6	305	5		12		17		17		17		0	####	H	Y	O					
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	440																			
			With Any Housing Problems	63.6	280											0	####							
			Cost Burden > 30%	63.6	280	6		6		6		6		6		0	####	H	Y	C				
			Cost Burden >50%	43.2	190											0	####							
Small Related		NUMBER OF HOUSEHOLDS	100%	239																		Y		
		With Any Housing Problems	89.5	214											0	####								
		Cost Burden > 30%	89.5	214											0	####								
		Cost Burden >50%	79.1	189											0	####								
Large Related		NUMBER OF HOUSEHOLDS	100%	35																		Y		
		With Any Housing Problems	100.0	35											0	####								
		Cost Burden > 30%	71.4	25											0	####								
		Cost Burden >50%	71.4	25											0	####								
hshld	NUMBER OF HOUSEHOLDS	100%	120																		Y			

Grantee Name: Jurisdiction		Needs	Currently Available	GAP	3-5 Year Quantities										Total			Priority Need: H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HC
Non-Homeless Special Needs Including HOPWA	Housing Needed				Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
	52. Elderly			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	####			
	54. Persons w/ Severe Mental Illness			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	####			
	56. Physically Disabled			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	####			
	58. Persons w/ HIV/AIDS & their familie			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	####			
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####			
	60. Elderly			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	####			
	62. Persons w/ Severe Mental Illness			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	####			
	64. Physically Disabled			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	####			
	66. Persons w/ HIV/AIDS & their familie			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	####			
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####			

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	Jurisdiction
	Emergency	Transitional			Data Quality
1. Homeless Individuals	81	52	128	261	(N) enumerations ▼
2. Homeless Families with Children	11	5	0	16	
2a. Persons in Homeless with Children Families	40	13	0	53	
Total (lines 1 + 2a)	121	65	128	314	

Part 2: Homeless Subpopulations	Sheltered		Un-sheltered	Total	Data Quality
	Emergency	Transitional			Data Quality
1. Chronically Homeless	61	10	71	132	(N) enumerations ▼
2. Severely Mentally Ill	64	0	64	64	
3. Chronic Substance Abuse	53	0	53	53	
4. Veterans	18	0	18	18	
5. Persons with HIV/AIDS	7	0	7	7	
6. Victims of Domestic Violence	22	0	22	22	
7. Youth (Under 18 years of age)	28	0	28	28	

Part 3: Homeless Needs Table: Individuals		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	Actual	% of Goal			
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete						
Beds	Emergency Shelters	74	74	0	0	0	0	0	0	0	0	0	0	0	0	0	####	H	Y	CDBG
	Transitional Housing	129	57	72	13	0	13	0	0	0	5	0	5	0	36	0	0%	H	Y	Other
	Permanent Supportive Housing	121	48	73	32	0	6	0	6	0	2	0	5	0	51	0	0%	H	Y	Other
	Total	324	179	145	0	0	0	0	0	0	0	0	0	0	0	0	####			
Chronically Homeless		132	16															H	Y	

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.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Jurisdiction						
Housing Market Analysis						
<i>Complete cells in blue.</i>						
Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Affordability Mismatch						
Occupied Units: Renter		4535	4003	2181	10719	
Occupied Units: Owner		759	4137	11350	16246	
Vacant Units: For Rent	2%	73	64	35	172	
Vacant Units: For Sale	3%	22	120	329	471	
Total Units Occupied & Vacant		5389	8324	13895	27608	0
Rents: Applicable FMRs (in \$s)		927 - 1040	1,350	1867 - 2121		
Rent Affordable at 30% of 50% of MFI (in \$s)		717	920	1,023		
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)					0	

Jurisdiction		Only complete blue sections.																						
		Housing and Community Development Activities		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	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)	0	0	0			3		3			2			4		12	0	0%	H	760K	Y	C	
	03A Senior Centers 570.201(c)	0	0	0												0	0	###						
	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			1		1			1				3		0	0%	H	470K	Y	C	
	03G Parking Facilities 570.201(c)	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)	0	0	0	4558		3000				800		800			800		9958	0	0%	H	850K	Y	C
	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	1											1	0	0%	H	81K	Y	C			
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	500											500		0	0%	H		Y	C		
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)	0	0	0												0	0	###						
	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	###	H					
	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	175											175		0	0%	H		Y	C	
	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(e)	0	0	0												0	0	###				
05Q Subistence 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	###				
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	0	0	0	12	12	12	12	12	12	60	0	0%	H					Y		C	
14B Rehab; Multi-Unit Residential 570.202	0	0	0	20			20		20	60	0	0%	H					Y		C	
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	###	H					Y			
14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0							0	0	###									
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	###	H					Y		C	
21B Indirect Costs 570.206	0	0	0							0	0	###									
21D Fair Housing Activities (subject to 20% Admin cap) 570.206	0	0	0							0	0	###	H					Y		C	
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	####					
	31K Facility based housing - operations	0	0	0										0	0	####					
	31G Short term rent mortgage utility payments	0	0	0										0	0	####					
	31F Tenant based rental assistance	0	0	0										0	0	####					
	31E Supportive service	0	0	0										0	0	####					
	31I Housing information services	0	0	0										0	0	####					
	31H Resource identification	0	0	0										0	0	####					
	31B Administration - grantee	0	0	0										0	0	####					
31D Administration - project sponsor	0	0	0										0	0	####						
CDBG	Acquisition of existing rental units	0	0	0										0	0	####					
	Production of new rental units	0	0	0										0	0	####					
	Rehabilitation of existing rental units	0	0	0										0	0	####					
	Rental assistance	0	0	0										0	0	####					
	Acquisition of existing owner units	0	0	0										0	0	####					
	Production of new owner units	0	0	0										0	0	####					
	Rehabilitation of existing owner units	0	0	0										0	0	####					
Homeownership assistance	0	0	0										0	0	####						
HOME	Acquisition of existing rental units	0	0	0										0	0	####					
	Production of new rental units	0	0	0										0	0	####					
	Rehabilitation of existing rental units	0	0	0										0	0	####					
	Rental assistance	0	0	0										0	0	####					
	Acquisition of existing owner units	0	0	0										0	0	####					
	Production of new owner units	0	0	0										0	0	####					
	Rehabilitation of existing owner units	0	0	0										0	0	####					
Homeownership assistance	0	0	0										0	0	####						
Totals		0	0	0	5266	0	3016	0	836	0	815	0	836	0	###	0	####				

SEE NARRATIVE

HOPWA Performance Chart 2

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	What happened to the Households that left the project?						Housing Stability			
						PY1	PY2	PY3	PY4*	PY5*	Cumulative	Stable	Unstable	Percent Stable / Total
Tenant-based Rental Assistance	0	PY1	PY1	#VALUE!	Emergency Shelter						0	PY1	PY1	#DIV/0!
					Temporary Housing						0	0	0	
	0	PY2	PY2	#VALUE!	Private Hsg						0	PY2	PY2	#DIV/0!
					Other HOPWA						0	0	0	
	0	PY3	PY3	#VALUE!	Other Subsidy						0	PY3	PY3	#DIV/0!
					Institution						0	0	0	
	0	PY4	PY4	#VALUE!	Jail/Prison						0	PY4	PY4	#DIV/0!
Disconnected										0	0	0		
0	PY5	PY5	#VALUE!	Death						0	PY5	PY5	#DIV/0!	
										0	0	0	#DIV/0!	
Short-term Rent, Mortgage, and Utility Assistance	0	PY1	PY1	#VALUE!	Emergency Shelter						0	PY1	PY1	#DIV/0!
					Temporary Housing						0	0	0	
	0	PY2	PY2	#VALUE!	Private Hsg						0	PY2	PY2	#DIV/0!
					Other HOPWA						0	0	0	
	0	PY3	PY3	#VALUE!	Other Subsidy						0	PY3	PY3	#DIV/0!
					Institution						0	0	0	
	0	PY4	PY4	#VALUE!	Jail/Prison						0	PY4	PY4	#DIV/0!
Disconnected										0	0	0		
0	PY5	PY5	#VALUE!	Death						0	PY5	PY5	#DIV/0!	
										0	0	0	#DIV/0!	
Facility-based Housing Assistance	0	PY1	PY1	#VALUE!	Emergency Shelter						0	PY1	PY1	#DIV/0!
					Temporary Housing						0	0	0	
	0	PY2	PY2	#VALUE!	Private Hsg						0	PY2	PY2	#DIV/0!
					Other HOPWA						0	0	0	
	0	PY3	PY3	#VALUE!	Other Subsidy						0	PY3	PY3	#DIV/0!
					Institution						0	0	0	
	0	PY4	PY4	#VALUE!	Jail/Prison						0	PY4	PY4	#DIV/0!
Disconnected										0	0	0		
0	PY5	PY5	#VALUE!	Death						0	PY5	PY5	#DIV/0!	
										0	0	0	#DIV/0!	