Homeless & Housing Programs

No Place Like Home

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Dedicates $2 billion in bond proceeds.
Invest in supportive housing for persons in need of mental health services who are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness.
Funds can only be used for creating and operating housing.
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Key Points

• Counties are eligible applicants (either solely or with a housing development partner).
• Funding for permanent supportive housing must offer flexible, voluntary, and individualized supportive services.
• Counties must commit to provide mental health services at their mandated levels for 20 years and help coordinate access to other community-based supportive services for NPLH tenants.
Eligible activities – NPLH funding must be used for costs associated with one or more of the following activities:

- Acquisition
- Design
- Construction
- Rehabilitation
- Preservation

Funding may also be used for capitalized operating subsidy reserves.
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Funding Allocations

NPLH Program funding is available in three allocations:

1. Technical Assistance funding - $6.2 million available statewide. Napa County’s allocation is $75,000.

2. Non-Competitive Allocation funding - $200 million available statewide. Napa County’s allocation is $500,000.
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Funding Allocations continued

NPLH Program funding is available in three allocations:

3 Competitive Allocation funding - $1.8 billion available statewide in at least four funding rounds. Napa County will compete with applications from other small counties with population less than 200,000. In the first round of funding, $32 million is available to small counties.
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Recommended Use

Staff recommends applying for Napa’s Non-Competitive and Competitive Allocation funding, with Burbank Housing as the development sponsor, to assist in funding Heritage House. Abode Services is the service provider in the project application.
Heritage House Project
66-unit affordable housing development at 3700 Valle Verde Drive, Napa.
As proposed in the NPLH application, the project consists of:
• 32 units for households that meet the NPLH requirements
• 6 low income units reserved for chronically homeless households
• 27 units reserved for 50% of AMI or below
• 1 manager’s unit.
Heritage House Project
Total Project Cost: $28.5 Million:
- City of Napa: $2.2 Million
- County of Napa: $1.3 Million
- NPLH Competitive: $7.475 Million
- NPLH Non Competitive/Technical: $0.55 Million
- Tax Credits: $9.9 Million
- Gasser/Philanthropic: $7.07 Million
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Project Uncertainties
• Bids exceeding estimates
• Cost overruns
• Unable to secure full NPLH and Tax Credit Allocations
• Entitlement process still active
• High level of subsidy per unit
Mitigation of Risks to the County

- Establishing a Regional Housing Needs Allocation Transfer Agreement
- Limiting additional funds for project gaps.
- Execution of an MOU between Burbank, Abode and the County defining roles and responsibilities.
- That the County of Napa will not be required to be a co-signer or collateral on any funding source.