



Napa County Housing Update

A Tradition of Stewardship
A Commitment to Service

Napa County Housing Update



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- **Purpose of today's presentation:**
 - Provide an update on history and current status of affordable housing fund
 - Provide project/program updates
 - Seek discussion and direction of priorities for housing staff and the housing fund

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Income Category*	Income Limit (Family of 4)	30% of Income for Monthly Rent
Extremely Low Income (30%)	\$27,950	\$700
Very Low Income (50%)	\$46,550	\$1,165
Low Income (80%)	\$74,500	\$1,863
Median Income	\$91,000	\$2,275
Moderate Income (120%)	\$109,200	\$2,730

*Represents % of median income

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- **Affordable Housing Fund**

- Created in 1992

- Established via a nexus study that documents the connection between construction, jobs created, necessary services and the need to house workers

- Non-residential fees updated in 2014, residential fees updated in 2010



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- **Affordable Housing Fund Supports:**
 - “Gap Funding” for development of affordable units
 - Worker Proximity Down Payment Assistance Program
 - Farmworker Center Operations
 - Homeless Shelter Operations
 - Fair Housing Support
 - Home Share Matching Support

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- **Accomplishments**

- Loaned or committed **\$26 million** to construct over **1,000 housing units**.
- Closed **114 Worker Proximity Loans** totaling **\$4.2 million**.
- Provided over **\$2 million** in operational support of the Farmworker Centers.



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- **Accomplishments**

- Provided approximately **\$500,000** to support homeless services.
- Home Sharing Program has achieved **32 successful matches** and has 4 home owners waiting to be matched.
- Provided **\$200,000** in rehabilitation grants.



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- **Under Construction**
 - Brenkle Court (St. Helena)
 - Turley Flats (St. Helena)
 - Valley View (American Canyon)
- **Active Commitments**
 - Coombsville Road (Napa)
 - Redwood Road (Napa)
 - Stoddard West (Napa)

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Affordable Housing Fund Status



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- Housing staff completed a reconciliation of Affordable Housing Fund with Auditor-Controller's Office
- Available Fund Balance: \$2.8 million

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- **Future Considerations**
 - Housing Element Programs
 - Rehabilitation
 - Accessory Dwelling Units
 - Napa Pipe
 - Status update
 - Community Development Block Grant

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- **Future Considerations**

- Calistoga Vista (Calistoga)
- Manzanita (Napa)
- Heritage House/Gasser Project (Napa)
- State Housing Bill Package
- Special Projects Funding for Housing



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- **Conclusion of Presentation**
 - Questions?
 - Seek discussion and direction of priorities for housing staff and the housing fund



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