



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 11/3/2015

Agenda Placement: 6K

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Lawrance Florin - Director
Housing and Intergovernmental Affairs

REPORT BY: Nancy Johnson, Housing and Community Development Program Manager - 707-299-1352

SUBJECT: Approval of a contract with Napa Valley Community Housing to develop a Home Sharing Match Up Program using Affordable Housing Funds

RECOMMENDATION

Director of Housing and Intergovernmental Affairs requests approval of and authorization for the Chair to sign an agreement with Napa Valley Community Housing for a maximum of \$39,386 for the term November 3, 2015 through June 30, 2016 for the development and operation of a Home Sharing Match Up program.

EXECUTIVE SUMMARY

The contract with Napa Valley Community Housing (NVCH) will use Affordable Housing Funds to split the cost with the City of Napa's Housing Authority to launch a shared housing program in Napa. Given the high cost of housing in Napa County, the low vacancy rates, and the considerable time and expense involved in developing new affordable housing units, shared housing provides a quick and inexpensive way to expand housing options for low and moderate-income households in the community. The program will start with outreach within the City of Napa for the first year, but will not decline offers in other areas of the county. The program will open up to other communities in the Napa Valley in subsequent years.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
What is the revenue source?	Funds for the program (\$39,386 for the first year) will come from the Affordable Housing Fund.

Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	This is a low cost method to help increase housing opportunities for low to moderate income renters in Napa.
Is the general fund affected?	No
Future fiscal impact:	The first year, the program will focus on Napa, but will expand out in future years. Other communities may elect to contribute to the program lessening the amount the County will need to contribute.
Consequences if not approved:	The City of Napa or Napa Valley Community Housing would have to find a way to fund 1/2 of the program.
Additional Information:	

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

Shared housing programs have been in operation throughout the United States for over 36 years. Shared housing is a simple model where homeowners with extra space in their homes offer accommodations to home-sharers in exchange for rent, assistance with household tasks, or both. People who home share come from all walks of life including seniors, working persons, students, persons with disabilities, families, veterans, emancipated foster youth and others. In shared housing programs, an agency matches up these parties. This includes marketing the program to potential participants, screening applicants, and offering potential matches based on compatibility. The home provider enters into a lease with the home seeker. Home sharing typically is lower cost than if a home seeker rented an entire rental unit. Homeowners who participate in the program receive monthly income, which can help them afford to remain in their homes and/or provides a source of additional income. It can also provide nonfinancial support to homeowners, such as seniors, looking for companionship, security and/or assistance with household tasks.

Volunteers and staff check in with the participants even after they have moved into shared housing to help ensure the experience is positive for both parties. NVCH would model its Home Sharing Match Up Program on San Mateo County's Housing Investment Project (HIP). HIP Housing has matched over 55,000 people in its 36 years of operation. HIP Housing will provide NVCH with its computer software and model forms. HIP will also provide training for NVCH staff. The program will include bilingual staff. NVCH estimates it will cost \$78,771 to operate the Homes Sharing Match Up Program through June 2016. NVCH has requested the County and City of Napa each contribute \$39,386 for this program.

The City of Napa's Housing Authority has already funded one half of the cost (\$39,386) for the first year and the program itself is up and running. Napa Valley Community Housing is requesting funding for the other half of the cost of the program from the County.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Molly Rattigan