



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/14/2018

Agenda Placement: 6V

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Mary Booher for Minh Tran - County Executive Officer
County Executive Office

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

SUBJECT: Approval of a contract with Napa Valley Community Housing to operate the Home Share program

RECOMMENDATION

County Executive Officer requests approval of and authorization for the Chair to sign an agreement with Napa Valley Community Housing for a maximum of \$47,842 for the term July 1, 2018 through June 30, 2019 to operate the Home Share program that matches prospective tenants and renters in shared housing.

EXECUTIVE SUMMARY

Given the high cost of housing in Napa County and historically low vacancy rates, shared housing provides a quick and inexpensive way to expand housing options for low and moderate-income households in the community. The County's new Junior Accessory Dwelling Unit (JADU) program requires participants to use the Home Share program to locate tenants for the new units to ensure the potential units rent to low income individuals and couples. The County has contracted with Napa Valley Community Housing since 2015 to develop and operate a Home Sharing program. The costs are shared equally with the City of Napa and the services are provided to both city and unincorporated areas of the county.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Funds for the program 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 and its incorporated areas.
Is the general fund affected?	No
Future fiscal impact:	As long as the program continues to be successful, staff will recommend approval to fund the program.
Consequences if not approved:	The City of Napa or Napa Valley Community Housing would have to find a way to fund the County's share of the cost. The County would have to amend the guidelines for the JADU program as well.
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

In November 2015, the Board approved a contract with Napa Valley Community Housing (NVCH) for the creation and operation of the Home Sharing Program for one year. The Home Sharing program was created using the San Mateo County's Housing Investment Project (HIP) where homeowners with extra space in their homes offer accommodations to home-sharers in exchange for rent, assistance with household tasks, or both.

During the pilot year, the program received 480 inquiries, interviewed 98 clients resulting in 22 participants which equaled 11 matches. In the second year, NVCH worked with County staff to develop a strategic plan to expand services to the unincorporated areas of the county. Initially, the program focused on the City of Napa and has since expanded to include all the cities, town and county areas as well.

The cost of the program is shared by the City of Napa and the County in a 50/50 split. For the current fiscal year, the split will remain the same with the City of Napa's Housing Authority paying for one half of the total cost to run the program of \$95,684. The new Junior Accessory Dwelling program the County is just rolling out will use the Home Share program to help participants in the JADU system find qualified tenants whose incomes do not exceed 60% of Area Median Income.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Molly Rattigan