

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <b>Housing Authority of the City of Napa</b> <span style="float: right;">PHA Code: <b>CA073</b></span> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> <b>HCV (Section 8)</b> PHA Fiscal Year Beginning: (MM/YYYY): <b>07/2010</b>
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<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <b>0</b> <span style="float: right;">Number of HCV units: <b>1,188</b></span>
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<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> <b>Annual Plan Only</b> <input type="checkbox"/> 5-Year Plan Only
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<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) <b>N.A.</b>
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Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.
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<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  The mission of the PHA is to serve the citizens of Napa County by: <ol style="list-style-type: none"> <li>1. Providing Section 8 Housing Choice Voucher Program rental assistance to all families, seniors and individuals that apply and are eligible in a fair, cost effective, and timely manner.</li> <li>2. Assuring that Section 8 Housing Choice Voucher Program assisted housing is safe and of quality by requiring owners to maintain the housing to meet Housing Quality Standards.</li> <li>3. Forming effective partnerships with other agencies to maximize social and economic opportunities and availability of supportive services for participants in a non-discriminatory manner.</li> <li>4. Utilizing staff resources and available local funds in a collaborative partnership with other governmental and community agencies to assist in achieving the stated goals in the City of Napa's Consolidated plan, including the development of new affordable housing, supporting the Continuum of Care for Homeless, and first time homebuyer opportunities.</li> </ol>
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<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  <b>Goal: Promote self-sufficiency and asset development of families and individuals</b>  The PHA currently has an obligation to graduate a total of 87 Family Self-Sufficiency Program participants. Ongoing efforts are in progress to insure full participation by April 30, 2010. The PHA continues to maintain the goal of increasing the number and percentage of employed persons
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in assisted families. Efforts are being maintained to attract and develop additional supportive services and to improve employability and continue close liaisons with volunteer groups in order to assist in improved supportive services and increased independence for the elderly or families with disabilities.

**Goal: Ensure equal opportunity in housing for all by ensuring equal opportunity and affirmatively further fair housing**

The PHA continues to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability by active outreach to the community. The PHA provides educational materials to landlords to insure that a suitable living environment for families receiving housing assistance, regardless of race, color, religion, national origin, sex, familial status, and disability is maintained. The PHA undertakes affirmative measures to ensure accessible housing for persons with all varieties of disabilities regardless of unit size needed. This is accomplished by allowing additional time in searching for units; maintaining an active list of potential landlords who can provide accessible housing and by providing additional bedrooms in cases of reasonable accommodation needs. In addition, the Housing Authority provides \$35,000 annually to the local fair housing agency, Fair Housing Napa Valley (FHNV) to provide fair housing assistance to tenants and \$10,000 annually to FHNV to work with the mobile home organizations to insure that rents are maintained at a reasonable level.

**Goal: Manage the PHA Section 8 Housing Choice Voucher Program in an efficient and effective manner, thereby qualifying on a continuing basis on the SEMAP as a high performing PHA.**

The PHA has accomplished the status of High Performer designation for June 30, 2009. The PHA promotes and maintains a motivated work environment with a capable and efficient team of professionals, who operate as a customer-friendly and fiscally prudent rental assistance source to those eligible Section 8 Housing Choice Voucher Program applicants and participants.

**Goal: Expand the range and quality of housing choices available to participants in the PHA tenant-based assistance program.**

The PHA has attained a 97% to 98% utilization rate based on available HUD funding. This provides the highest available number of rental assistance subsidies within the available resources. The PHA actively encourages the involvement of landlords who wish to participate in the rental assistance program through ongoing, active outreach programs. The PHA continues to apply for additional Section 8 Housing Choice Voucher Program funding as available from HUD. During the past six months, the PHA has applied for fifty units under the Family Unification Program and for Family Self-Sufficiency Program Coordinator funding.

**6.0 PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

A Code of Conduct for Housing Authority employees was added to the Plan.

The Housing Authority's Administrative Plan for the Section 8 Housing Choice Voucher Program was updated on December 1, 2009 to amend Chapter Five to establish preferences for selecting applicants for the waiting list related to the Family Unification Program.

A Language Assistance Plan was adopted. The Language Assistance Plan documents existing

	<p>language assistance services, serves as a vehicle to communicate the Housing Authority's compliance with LEP requirements and provides a base from which to periodically review compliance with the LEP requirements and determine the need for further revision.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Copies of the 5-Year and Annual Plan can be found at the PHA's offices, the City of Napa's main Administrative offices, and on the City's website. It is also available at public libraries in Napa and the nearby cities of Calistoga, St. Helena, and Yountville.</p> <p>Copies of the Section 8 Housing Choice Voucher Program Administrative Plan, which contains many elements of the 5-Year and Annual Plans, can be found at the PHA's offices, the City of Napa's Main Administrative offices, and on the City's website.</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>The Housing Authority does not currently issue project-based vouchers; however, it is the intent to investigate the use of approximately 50 of these vouchers for elderly renters in the coming year. Project-based vouchers (which are limited by HUD to 20 percent of the Authority's voucher assistance) would be assigned to specific units based upon a competitive process, and would include a requirement for at least \$1,000 of rehabilitation for each unit.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. N.A.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. N.A.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. N.A.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N.A.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><b>Housing Needs Based Upon Income</b></p> <p>Lower income households in Napa face a variety of unique housing needs including the cost burden of spending more than 30 percent of household income on housing, overcrowding, and insufficient kitchen and bathroom facilities. Over 10 percent of Napa households live in overcrowded conditions (more than one person per room). Groups with special needs in Napa include the elderly, disabled persons, farm workers, large households (those with five or more persons), and persons with HIV/AIDS.</p> <p>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.</p>

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

Low Income (LI)	=	51 to 80 percent of AMI
Very low income (VLI)	=	30 to 50 percent of AMI
Extremely low income (ELI)	=	Less than 30 percent of AMI

Current median incomes for the City of Napa range from \$57,300 for a single person to \$81,800 for a family of four.

#### Low-Income Households

Low income households make up 18 percent of Napa households. Fifty percent of LI households rent their home and 50 percent are homeowners. Low income households include 32 percent elderly households and 15 percent large families.

Fifty percent of LI 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.

#### Very Low Income Households

Twelve percent of Napa households fall in the Very Low Income category. Of these, 57 percent are renters and 43 percent are owners.

Households in the VLI category have characteristics and problems that are similar to the extremely-low-income category, but to a slightly lesser degree. Seventy-six percent of these households have some kind of housing problem and 70 percent overpay for their housing. Renters are more likely to have housing problems than owners, with 87 percent of renters reporting one or more housing problems as opposed to 62 percent of owners.

Large households make up 16 percent of VLI households. When compared to other VLI households, large households have more housing problems. However, large households who rent their homes are less likely to suffer from a cost burden than renter households. One possible explanation is that large households may have two or more wage-earners. Although a smaller unit supported by two or more incomes is likely to be more affordable, there is a greater possibility for overcrowding.

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.

### Extremely Low Income Population

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

Housing costs are a serious concern for ELI households, with over 75 percent of ELI households overpay for housing. About 60 percent have an extreme cost burden, spending 50 percent or more of their monthly income on housing. Renters are slightly more likely than owners to overpay or have a housing problem.

Large families with five or more members comprise 9 percent of ELI households. Eighty-five percent of large family ELI households are renters. Large family households are slightly more likely to be overcrowded or lack kitchen or plumbing facilities.

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 Napa as a whole, but less likely to be in poverty.

There does not appear to be a disproportionate number of extremely-low-income families living in older housing units. However, there is an ongoing need for rehabilitation assistance as these families are likely to lack the financial resources necessary to undertake repairs. 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.

### **Housing Needs Based on Family Characteristics**

#### Large Households

Large households are defined as those containing five or more persons. Nine percent of Napa's households are large households, and are nearly equally split as renters and owners. Large families 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. 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. 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**

The Housing Authority of the City of Napa currently administers 1,188 Housing Choice Vouchers in the Section 8 rental program. Additionally, the Authority administers voucher programs for the disabled, including 30 Mainstream Vouchers and 7 Moderate Rehabilitation Vouchers. 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.

## **Special Needs Groups**

### Seniors

Napa is home to a large population of seniors, 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 problem faced by elderly homeowners is the deterioration of their housing. As seniors age and their incomes decrease, they are less able to do home maintenance and their housing can fall into disrepair. In addition, 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. Low-income senior households have limited resources to spend on these necessary improvements. Many seniors have equity in their homes, but their limited incomes would make it difficult to make home equity 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.

### 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 housing that is handicapped accessible, along with access to special services and

transportation. 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.

#### Farm workers

There were 6,790 farm workers working in Napa County during 2005 according to a 2007 report published by the California Institute for Rural Studies. Sixty-four percent of these persons 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 housemate 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. Weid estimates a similar percentage of need among the entire Napa HIV positive population.

## **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 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.

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 cooktop 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 crash resulted in a sharp decline 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**

There are 55 units/beds in year-round permanent housing facilities in Napa for the disabled and special needs populations, which include the following:

Skyline Apartments: 10 beds for families with children and 13 beds for individuals

7 beds through the Napa Supported Independent Living program

6 beds through the Napa Supported Housing program

6 beds through the Avenue Program.

8 beds through Catholic Charities and Family Service of Napa Valley

5 beds through Housing Authority of the City of Napa 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.

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 dual diagnoses of mental illness and substance abuse. Other providers of transitional housing include Catholic Charities, Napa County Health and Human Services, 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.

Rohlff'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

The General Plan Housing Element was updated in late 2009, and the update process included an analysis of potential governmental constraints to the development of affordable housing. The 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

	<p>development, in particular recommending the elimination of owner occupancy requirements and/or easing parking requirements.</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>

<p>9.1</p>	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>Extremely Low, Very Low and Low Income Renter Households</b></p> <ul style="list-style-type: none"> <li>• Provide rental assistance subsidies as they become available</li> <li>• Strengthen the Family Unification Program by providing increased public awareness of this program which provides vouchers to families for whom the lack of adequate housing is a primary factor in the separation or threat of imminent separation of children from their families. Pursue additional funding for this program as resources become available.</li> <li>• Maintain the Family Self Sufficiency program operations and ensure that all slots are filled. This program helps voucher families obtain employment that will lead to economic independence and self-sufficiency.</li> </ul> <p><b>Elderly Renters</b></p> <ul style="list-style-type: none"> <li>• Provide 50 project-based vouchers to ensure long-term economic viability of housing for seniors.</li> </ul> <p><b>Low-income Homeless Persons and Non-Homeless Persons with Special Needs</b></p> <ul style="list-style-type: none"> <li>• Provide assistance in the development of new permanent supportive housing and transitional housing to special needs populations.</li> <li>• Provide rental assistance for people with special needs</li> <li>• Continue participation in the Homeless Prevention and Rapid Re-Housing Program. Pursue additional funds for this program as they become available. This program provides homeless prevention assistance for households who would otherwise become homeless and rapid re-housing assistance for persons who are homeless.</li> </ul>
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<b>10.0</b>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>This is the Five-Year Plan for 2010-2015. Because this also includes the Annual Plan, this report includes a report on the previous year's achievements. These achievements include the following:</p> <ol style="list-style-type: none"> <li>1. The Housing Authority was designated as a High Performer by HUD.</li> <li>2. The Housing Authority submitted funding applications to support the Family Self Sufficiency Program Coordinator and Family Unification Programs.</li> <li>3. An additional outreach program was developed for to encourage landlords to participate in the program and promote additional housing choices for those participating in the program.</li> </ol> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>"Significant amendment" and "substantial deviation/modification" are defined as discretionary changes in the plans or policies of the PHA that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board. An exception to this definition will be made only for changes that are adopted to reflect HUD regulatory requirements and such changes shall not be considered significant amendments or substantial deviations.</p>
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<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) <b>N.A.</b></p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) <b>N.A.</b></p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) <b>N.A.</b></p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) <b>N.A.</b></p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. <b>Narrative will be provided at public hearing.</b></p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) <b>N.A.</b></p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <b>N.A.</b></p>
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## **Housing Authority of the City of Napa 2010 Five-Year and Annual Plan**

### **VAWA Attachment**

This attachment responds to the requirements of the Violence Against Women and Reauthorization Act of 2005 (VAWA). This Act requires Five-Year and Annual Plans to contain information regarding the PHA's goals, objectives, policies or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

There are number of resources in Napa County for victims of violence and sexual assault, including the following:

- Sexual Assault Victims Services: Provides counseling and 24-hour hotline.
- Napa Emergency Women's Shelter (NEWS): Provides a safe house, counseling, and 24-hour hotline.
- County of Napa Child Welfare Services: Provides investigation services and 24-hour hotline.

The Housing Authority has included the following provisions in its Administrative Plan to respond to the requirements of VAWA:

Notification To Participants: The HACN provides all participants with notification of their protections and rights under VAWA at the time of admission and at annual reexamination. This notice explains the protections afforded under the law, informs the participant of HACN confidentiality requirements, and provides contact information for local victim advocacy groups or service providers. The HACN also includes in all assistance termination notices a statement explaining assistance termination protection provided by VAWA.

Notification To Applicants: The HACN provides all applicants with notification of their protections and rights under VAWA at the time they request an application for housing assistance. The notice explains the protections afforded under the law, inform each applicant of PHA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers. The HACN will also include in all notices of denial a statement explaining the protection against denial provided by VAWA.

Notifications To Owners And Managers: The HACN informs property owners and managers of their screening and termination responsibilities related to VAWA. The HACN utilizes any or all of the following means to notify owners of their VAWA responsibilities:

1. As appropriate in day to day interactions with owners and managers.
2. Inserts in HAP payments, 1099s, owner workshops, classes, orientations, and/or newsletters.
3. Signs in the HACN lobby and/or mass mailings which include model VAWA certification forms.

**Housing Authority of the City of Napa  
2010 Five-Year and Annual Plan**

**Resident Advisory Board Meeting  
March 22, 2010**

**Members Present:** Maui Oregon, Patricia Knodle, Diane Sarant, and Jo Moore

**Comment 1:** What is the average wait time for a new applicant to receive a voucher?

*Staff Response: The average wait time is approximately five years.*

**Comment 2:** It would be desirable if people on the voucher waiting list could be told their position on the list and the approximate timeline until a voucher may become available.

*Staff Response: Staff explained that a person's place on the list can change based upon the changing priority status of other applicants. The Housing Authority attempts to provide clients with a rough estimate of their timeline for a voucher when inquiries are received.*

**Comment 3:** Other benefits received by an individual such as Medical can impact their Family Self-Sufficiency Plan payments.

*Staff Response: Comment acknowledged.*

**Comment 4:** The Housing Authority should provide individuals applying for vouchers information regarding other housing options.

*Staff Response: As a matter of practice, the Housing Authority always provides information regarding other housing resources to persons applying for vouchers.*

**Comment 5:** The Housing Needs Section 9.0 should include data on household median incomes in the City.

*Staff Response: This information was added to the document.*

**Comment 6:** Language in the second goal in Section 5.2 should be clarified to change "families living in assisted housing" to "families receiving housing assistance".

*Staff Response: Change made.*

**Comment 7:** The Resident Advisory Board stated that overall the Plan was well-written and comprehensive.

*Staff Response: Comment acknowledged.*