



Town of Yountville
"The Heart of the Napa Valley"

PRESENTATION TO THE YOUNTVILLE HOUSING AUTHORITY

BY THE HOUSING AUTHORITY OF THE CITY OF NAPA

JANUARY 16, 2024

Presentation to Yountville Housing Authority

- } The Town of Yountville annually contracts with the Housing Authority to provide a variety of housing services.
- } Housing Authority's work program is designed to provide:
 - Countywide Activities: rental assistance and homeless services and projects.
 - Standard Housing Services: regulatory agreement monitoring, review development projects, program administration, loan servicing, & affordable housing regulatory agreements.
 - Additional Housing Services: other services mutually agreed upon.

Yountville Housing Authority

➤ **Countywide Activities:**

Section 8 Housing Services

- Housing Authority administers \$13 million Section 8 Housing Choice Voucher program
- 1154 rental assistance vouchers county wide
- 20 vouchers being used in Yountville
- 4 households on the waitlist

Yountville Housing Authority

Homelessness Services & Projects:

- Continuum of Care
 - HACN represents the City at monthly committee meetings
 - Annually applies for HUD Continuum of Care grants, this year awarded \$886,310
 - Funds are used to assist homeless population with case management and rental assistance

Yountville Housing Authority

} **Standard Housing Services:**

- **Regulatory Agreement Monitoring:**
 - **Annual for-sale affordable housing monitoring:**
 - Verify owner occupancy, insurance coverage, & property taxes are current.
 - Respond to inquiries from homeowners and lenders regarding the Town's subordination policy.
 - **Annual rental project monitoring :**
 - Compliance review of Town's Affordable Housing Agreements.
 - Tenant income certifications & affordable unit count.
 - Compliance with Local Housing Preference Policy.

Yountville Housing Authority

■ Program Administration and Loan Servicing:

- Provided marketing & outreach for the Town's homeowner repair program to homeowners and mobile home park managers, direct mailings and public announcements.
- Received and processed loan applications, determined program eligibility, inspections, work write-ups, loan documentation, and project construction management.
- Conducted annual monitoring to confirm owner-occupancy, insurance coverage, and payment of property taxes and/or HCD registration.

Status of Grants

2019 HOME GRANT:

Town Awarded \$500,000 on December 15th, 2021

Owner-occupied Housing Rehabilitation Loans \$500,000

Grant Expiration December 31, 2024

Status of Grants

2014 CalHome Grant:

Expired March 24, 2018

Three loan repayments:

12/31/2023

\$ 31,745

Grant has expired, The Town is still responsible for annual monitoring and loan servicing.

Yountville Housing Authority

Additional Housing Services

- HOME and CalHome Grant Services Agreements:
 - Housing staff submits borrower project reporting to HCD and maintains accurate financial accounting of grant funds.
 - Housing Authority maintains project and loan files and tenant files.
 - Housing Authority submits the required quarterly and annual reporting to HCD on behalf of the Town.
- Permanent Local Housing Allocation:
 - Developing Junior and Accessory Dwelling Unit Loan Program

Yountville Housing Authority

The General Services contract with the City of Napa is scheduled to conclude June 30th, 2024.