



City of Napa Annual Plan 2019-2020

Submission to: U.S. Department of Housing and Urban Development

July 2020

Amended August 2020 & January 2021

Prepared by: City of Napa Community Development Department

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As a CDBG entitlement jurisdiction, the City of Napa (the “City”) is required to prepare an Annual Action Plan each year that specifies how CDBG funds will be spent to accomplish housing and community development goals during the upcoming program year. The actions called for in the Annual Action Plan must coincide with goals and priorities that are identified in the City’s Consolidated Plan. The Housing Division of the City of Napa Community Development Department oversees the implementation of the Consolidated Plan and subsequent Annual Action Plans.

~~In June 2019, the City submitted its~~ This document is the Fifth Year Annual Action Plan (“Annual Plan”) for the 2015-2020 Consolidated Plan period, which covered the 2019-2020 program year, ~~to~~. ~~The Action Plan was originally submitted to~~ the United States Housing and Urban Development (“HUD”) in June ~~2019~~2020.

On March 27, 2020, the President signed into law the CARES Act, allocating over two trillion in relief funds to respond to the COVID-19 pandemic at federal, state, and local levels. The CARES Act included additional funds for CDBG entitlement communities and waived the 15% Public Service spending cap for the current and subsequent program year. ~~Through the CARES Act, t~~The City was allocated \$347,340 in CDBG CARES (CDBG-CV) funding that was not included in the original Plan. The City substantially amended its 2019 Annual Action Plan in August 2020 to allocate this CDBG-CV funding.

The City was notified in September 2020 that it was allocated an additional \$740,756 in CDBG-CV funding. As HUD requires entitlements to amend the Annual Action Plan that included the initial CARES funding, the additional CDBG-CV funding requires the City to do a second substantial amendment to the City’s ~~The City is amending its~~ 2019 Annual Action Plan. ~~to allocate these additional CDBG resources.~~ After a public review process, City Council approved the Amended Action Plan on ~~August 18~~February 5, 20210.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Napa has a number of affordable housing, homeless, and non-homeless community development needs, as identified in the Needs Assessment and Market Analysis of the Consolidated Plan as well as through

the consultation and citizen participation processes. The City has identified 16 goals in the Consolidated Plan, most of which are not anticipated to receive CDBG funding during the five-year planning period:

1. Housing rehabilitation for families and seniors
2. Construct new affordable rental units
3. Acquire and rehabilitate existing units
4. Provide rental assistance
5. Farmworker housing
6. First-time homebuyers
7. Permanent supportive housing
8. Emergency shelter services
9. Outreach/referral for Latino/Hispanic residents
10. Fair housing activities
11. Services for children aging out of foster care
12. Non-profit capital improvement projects
13. In-fill sidewalks in low-income neighborhoods
14. ADA improvements to City facilities
15. Downtown revitalization
16. Affordable childcare facilities

The Consolidated Plan anticipated using CDBG funds to assist in achieving goals 1, 8, 9, 10, and 13 above, based on the level of need demonstrated by the analysis provided in the Consolidated Plan and the level of resources available to address each need. While goals 2 through 7 all relate to a significant need for additional affordable housing units of various types in Napa, the City's CDBG resources are not sufficient to leverage enough funding to address these needs. Instead, the City of Napa plans to use

other funding sources, including the City's Housing Affordable Housing Impact Fee Fund, to address affordable housing needs.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Napa used CDBG funds to support a wide range of activities during the Fiscal Years 2015-2016, 2016-2017, 2017-2018, and 2018-2019. As a CDBG entitlement jurisdiction, the City of Napa is required to prepare an annual report known as the Consolidated Annual Performance and Evaluation Report (CAPER), which details the activities that the jurisdiction supported using CDBG funds during the prior fiscal year. ~~Napa has not yet prepared the fourth year CAPER.~~ The following are highlights of the major accomplishments during the Fiscal Years 2015-2016, 2016-2017, ~~and~~ 2017-2018, ~~and as well as a portion of the Fiscal Year~~ 2018-2019:

- Financial support of the Samaritan Family Center;
- Financial support of the South Napa Homeless Shelter;
- Funding of a bilingual counselor at NEWS domestic violence safe house;
- Funding of a portion of a case manager at Catholic Charities' Rainbow House;
- Funding to support Fair Housing Napa Valley in carrying out fair housing activities;
- Funding for an infill sidewalk project in the St. John's neighborhood and ADA modifications in other eligible census tracts;
- Non-profit capital improvements;
- Funding for utility installation in support of a first-time homebuyer project;
- Funding for land acquisition for a 50-unit affordable rental project;
- Funding for ADA improvements to the Senior Activity Center;
- Rehabilitation of low-income owner occupied single family residences and low-income rental units; and
- Administration of an Emergency Home Repair Program in the form of grants for low-income homeowners.

~~The final accomplishments funded with Fiscal Year 2018-19 CDBG funds were reported in the Fourth Program Year CAPER.~~

4. Summary of Citizen Participation Process and consultation process

~~Summary from citizen participation section of plan.~~

The City of Napa has adopted a Citizen Participation Plan that sets forth the procedures and guidelines to be followed in providing for citizen participation in the Consolidated Plan process.

In general, the City holds two public meetings during its program year in preparation for the Annual Plan. The CDBG Citizen's Advisory Committee meets at least once and makes recommendations and hears input from the community. Once the Committee makes recommendations, the City Council hears the recommendations. In addition, the Consolidated Plan and/or Annual Plan, is published for a 30-day comment period. The City's Consolidated Annual Performance and Evaluation Report (CAPER) is published annually for a 15-day comment period.

All public hearings and meetings in accordance with the Brown Act.

In August 2020, pursuant to HUD waivers due to COVID-19, the City amended its Citizen Participation Plan to shorten the time period for public comment to a five-day comment period and to allow public meetings to be held electronically. These modified procedures were utilized for review and approval of both the initial Amended Annual Action Plan and the Second Amended Action Plan.

2019-2020 Year Process

A public ad notifying the public of the availability of CDBG funds was published in the Napa Valley Register on December 1, 2018. In addition, e-mail notification was sent to an interest list that staff maintains which includes, but is not limited to, the previous year's CDBG subrecipients, and Puertas Abiertas Community Resource Center. An announcement was also placed on the City's website.

The CDBG Committee held a public meeting to review grant applications and formulate the Committee's funding recommendations. The public meeting was held on January 28, 2019. The public ad notifying the public of the date, time and location of the CDBG Committee's meeting was published on December 1, 2018. The meeting agenda for the Committee meeting was posted outside City Hall and the Housing Division on the Friday before the scheduled meeting.

Notice of the City Council public meeting and the availability of the Draft Annual Plan for the 30-day public comment period was published in the *Napa Valley Register* on May 3, 2019. The Annual Plan was also posted on the City website which has a language translation feature providing translation of website information from English into ten languages, including Spanish. In addition, notices in Spanish were placed at several local Spanish markets, and at Puertas Abiertas Community Resource Center.

The City Council held a public meeting on June 4, 2019 to receive public input and to adopt the Annual Plan. The agenda for the City Council meeting was posted outside City Hall on May 30, 2019. During the meeting, the City Council received no comments.

For ~~amendments to~~ the Amended Annual Plan, the City published a public ad notifying the public of the availability of limited CDBG-CV funds in the *Napa Valley Register* on July 15, 2020. In addition, emails notifying interested parties of the available funding were sent to an interest list maintained by Housing staff as well as to the Napa Valley Community Organizations Active in Disaster.

The CDBG Citizens' Advisory Committee held an electronic public meeting on August 13, 2020 to review grant applications and formulate funding recommendations. The meeting agenda for the Committee meeting was posted outside City Hall and the Housing Division in accordance with the Brown Act. Notice of the public meeting and the availability of the Draft Amended Annual Action Plan for the public comment period was published in the *Napa Valley Register* on August 7, 2020. The City Council held a virtual public meeting to approve the Amended Annual Action Plan on August 18, 2020.

For the Second Amended Annual Action Plan, the City published a public ad notifying the public of the availability of CDBG-CV funds in the Napa Valley Register on November 21, 2020. In addition, emails notifying interested parties of the available funding were sent to an interest list maintained by Housing staff as well as to the Napa Valley Community Organizations Active in Disaster (COAD). The CDBG Citizens' Advisory Committee held a virtual public meeting on January 11, 2021 to review grant applications and formulate funding recommendations. The meeting agenda for the Committee meeting was posted outside City Hall and the Housing Division in accordance with the Brown Act. Notice of the public meeting and the availability of the Draft Amended Annual Action Plan for an abbreviated public comment period was published in the Napa Valley Register on January 8, 2021. The City Council held a public meeting to approve the Amended Annual Action Plan on February 2, 2021.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

During the CDBG Committee Meeting on January 28, 2019, there were no public comments. During the meeting on June 4, 2019 the City Council received no public comments.

During the August 13, 2020 CDBG Citizens' Advisory Committee Meeting, there were no public comments. At the August 18, 2020 City Council meeting, there were no public comments.

During the January 11, 2021 CDBG Citizens' Advisory Committee Meeting, there were (insert public comments or no public comments). At the February 2, 2021 City Council meeting, there were (insert either no public comments or the following public comments:).

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments that were not accepted.

7. Summary

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	NAPA	Housing Division, Community Development Dept

Table 1 – Responsible Agencies

Narrative (optional)

The City of Napa is the lead agency responsible for coordinating the development of the Consolidated Plan and associated Annual Plans. The City’s Community Development Department is the primary agency within the City responsible for administering programs covered by the Annual Plan. The Community Development Department’s Housing Division is responsible for the administration and implementation of the CDBG funds. The Housing Division also staffs the CDBG Citizen’s Advisory Committee. The Housing Division is responsible for the administration and implementation of housing and homeless assistance programs, as well as supporting new affordable housing developments in the City. The Community Development Department’s Planning Division is responsible for the development and implementation of the City’s long-range land use goals and policies (as contained in the City’s State-required General Plan). The Planning Division is also responsible for development of the Housing Element of the General Plan, the State-required Element which outlines goals, policies, and programs to meet the City’s needs for both affordable and market-rate housing.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The Annual Plan was developed with input from the City’s CDBG Citizen's Advisory Committee and through the process of public meetings. This section describes the coordination, outreach, and public engagement processes utilized to develop the Annual Plan.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Napa works closely and on an ongoing basis with local housing providers and service agencies; these agencies were consulted to formulate the Annual Plan. Organizations consulted on a regular basis include nonprofit affordable housing developers, homeless services providers, health and mental health service agencies, fair housing service providers, organizations that provide outreach and services to Spanish-speaking residents, organizations that provide services to elderly residents, and others. These organizations were encouraged to attend meetings related to the Annual Plan and provide comments on the draft plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Napa County Continuum of Care (CoC) is a broad-based countywide strategy to combat homelessness. Its geographic scope includes the City of Napa. The CoC Governing Board includes representatives from government and nonprofit social service agencies in Napa County. The Board is chaired by a representative from the Napa County Department of Health and Human Services. The CoC contracts with HomeBase, a nonprofit organization that coordinates the efforts of homeless service providers and prepares annual funding applications to HUD. The CoC includes committees and workgroups that focus on specific areas such as implementing a coordinated assessment and referral system, supporting efforts to strengthen economic self-sufficiency, ensuring compliance with federal requirements, and overseeing the administrations of the Homeless Management and Information System (HMIS).

The City of Napa engages in ongoing involvement and coordination with the Napa County CoC. Staff members from the Police Department and the Housing Division, representing the Housing Authority of the City of Napa (HACN), both serve on the CoC Governing Board. Through these roles and ongoing contact and coordination with the agencies involved in the CoC, the City is actively involved in shaping

CoC goals, policies, programs, and procedures. The Housing Authority of the City of Napa also provides funding to Napa County for a portion of the contract with HomeBase.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Staff from the City of Napa's Police Department and the Housing Division, representing the HACN, serve on the Continuum of Care's Governing Board. These two staff members actively participate in developing funding policies, procedures, and priorities for the Continuum of Care and participate in ranking the Napa County Emergency Solutions Grant (ESG) applications in order of priority for State ESG Program funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	HOUSING AUTHORITY OF THE CITY OF NAPA
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Authority of the City of Napa was consulted throughout the development of the Annual Plan. The anticipated outcomes included production and verification of data on recipients of Section 8 vouchers and people on the waiting list for Section 8 vouchers as well as input on housing needs and goals.
2	Agency/Group/Organization	Napa County Health and Human Services Agency
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in public meetings and workshops. The anticipated outcome was input on the housing and non-housing needs of individuals and families that are homeless or at risk of homelessness as well as non-homeless special needs.

Identify any Agency Types not consulted and provide rationale for not consulting

All groups were either consulted or invited to participate. There was no decision to exclude any group.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Napa County Health and Human Services	The Continuum of Care is a countywide strategy to combat homelessness, and therefore directly overlaps with the goals related to addressing homelessness that are included in the Strategic Plan.
City of Napa Housing Element	City of Napa	The Housing Element is a plan to meet City housing goals, including the creation and preservation of affordable housing in Napa, which is a primary goal outlined in the Strategic Plan.
City of Napa Analysis of Impediments	City of Napa	The AI presents information on fair housing choice in Napa, including the impacts that the high cost of housing has on fair housing choice. The goals of the Consolidated Plan include increasing access to affordable housing and supporting organizations that address issues related to housing discrimination.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Housing Division was responsible for drafting the Annual Plan. In the development process, the Housing Division consulted with staff from the Housing Authority, Planning Division, Economic Development Division, Public Works Department, and Parks and Recreation Services Department. The Housing Division also regularly consults with a variety of staff from the Napa County Health and Human Services Agency and the Napa County Division of Housing and Homeless Services.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Napa has adopted a Citizen Participation Plan that sets forth the procedures and guidelines to be followed by the City in providing for citizen participation in the Consolidated Plan process.

CDBG Citizens' Committee

The City Council appoints residents to serve on the Citizens' Advisory Committee. Efforts are made to appoint residents who represent the interests of the business community, disabled, seniors, youth, minority groups, low-to-moderate income persons and others who represent those directly affected by the CDBG program.

The Advisory Committee is tasked with the following items:

- Promoting and encouraging a wide range of citizen participation and input in the development of the Consolidated Plan and Annual Plan;
- Receiving and reviewing information presented by citizens and public and private agencies on community and neighborhood needs;
- Reviewing information presented by City staff on community and neighborhood needs;
- Reviewing reports on project/program progress and proposed projects in the Consolidated Plan and Annual Plan and making recommendations to the City Council; and
- Making recommendations to the City Council on the allocation of CDBG funds.

City Council

The City Council is responsible for:

- Holding public meetings to receive citizen's input and carrying out procedures established in the Citizen Participation Plan;
- Making the final determination about the priority of various community needs that will guide the Council when allocating CDBG funds and approving the submittal of application for HOME funds to the State of California; and
- Reviewing the proposed Consolidated Plan and Annual Action Plan and approving the final documents.

The Housing Division of the Community Development Department is tasked with preparing the Consolidated Plan and Annual Plan.

Process

In general, the City holds two public meetings during the course of its program year. Together, the meetings must address housing and community development needs, development of proposed activities, and review of program performance. In addition, the Consolidated Plan and/or Annual Plan, is published for a 30-day comment period. The City's CAPER is published annually for a 15-day comment period. Based on HUD waivers made available in response to the COVID-19 pandemic, the City amended its Citizen Participation Plan in August 2020 to allow for a shortened five-day comment period and for virtual public meetings.

All public meetings normally take place in the Council Chambers located at City Hall, 955 School Street, Napa, California, unless another location and/or time is publicized in advance. During the waiver period while there is a declared public health emergency due to the COVID-19 pandemic, public meetings will generally be held electronically.

Public Comments

The City encourages the submission of written comments by citizens regarding the Citizen Participation Plan, Consolidated Plan, One-Year Action Plan and CAPER. The comments may be submitted to the Housing Division or at any public meeting conducted by the City Council.

The City will respond to all written comments within fifteen (15) working days and state the reasons for the action taken on the proposal or view. During the HUD waiver period, public comments will be considered during the abbreviated public comment period. All comments that were not accepted will be attached to the final plan, amendment or performance evaluation, along with the reasons why they were not accepted.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Persons with disabilities	On January 28, 2019 the City's CDBG Citizens' Advisory Committee held a meeting to discuss and recommend funding for the fiscal year 2019-2020. The meeting was publicly noticed.	None from the public.	Not applicable.	
2	30-day Public Review Period	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Draft was available for public review for 30 days prior to adoption by City Council.	None from the public.	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	On June 4, 2019 the City Council reviewed the recommend funding for the fiscal year 2019-2020. The meeting was publicly noticed.	None from the public.	Not applicable.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

During the Fiscal Year 2019-2020, Napa was awarded \$589,203 in CDBG entitlement funds and expects to receive \$57,001 in Revolving Loan program income, as shown in the table below. On April 3, 2020 the City was awarded \$347,340 in CDBG CARES (CDBG-CV) funding ~~which was not anticipated in the original Annual Action Plan~~. Additionally, in September 2020, the City was awarded \$740,756 in additional CDBG-CV funds. None of the CDBG-CV funding was anticipated in the original Annual Action Plan

In addition to CDBG funds, other potential funding sources available to address housing and community development needs in Napa include the City of Napa Affordable Housing Impact Fee Fund, 1% TOT for Affordable and Workforce Housing, HOME funds, State and federal Low Income Housing Tax Credits, CalHome, Federal Home Loan Bank Affordable Housing Program, Napa County Housing Trust Fund, federal Continuum of Care funds, Emergency Solutions Grants, Mortgage Credit Certificates, Section 8 Housing Choice Vouchers, and CDBG-DR funding related to the 2017 wildfires. Napa also contributes staff time and City General Fund revenue to support housing and community development activities.

However, despite the wide range of potential resources to serve these needs, funding is not expected to be sufficient to address all needs identified in the Consolidated Plan. Funding shortages are consistently the most significant barrier to fully addressing Napa's housing and community development needs and have recently become more acute as a result of the dissolution of redevelopment agencies in California.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	589,203	57,001	22,643	668,847	0	Expected amount for Fiscal Year 2019-2020 is the HUD published CDBG allocation. No additional funds are expected as this is the final year of the Consolidated Plan period.
Other	public - federal	Acquisition Admin and Planning Housing Public Improvements	2,890,000	0	0	2,890,000	0	The City is expecting \$2.9M in CDBG-DR funds for multifamily housing. In addition, it is expected that there will be additional CDBG-DR funds available for infrastructure.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	Public – federal	Prevent, prepare for, and respond to coronavirus	347,340, 088,096	0	0	347,340, 088,096	0	CDBG-CV funding is <u>provided to respond to coronavirus</u> one-time allocation
Other	public – local	Acquisition Admin and Planning Housing	2,424,000	0	0	2,424,000	0	This fund was created in Fiscal Year 2018-2019 based on voter approved measure which assesses a 1% transient occupancy tax (TOT) on lodging revenues for affordable and workforce housing. It is estimated that a total of \$2.4M will be available in the Fiscal Year 2019-2020.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public – local	Acquisition Housing	3,865,085	0	0	3,865,085	0	The City currently expects approximately \$3.8 million in its Affordable Housing Impact Fee Fund at June 30, 2019, which is available and uncommitted. The City anticipates committing the full fund balance to one or more projects over the next year.

Table 5 – Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City operates a housing rehabilitation loan and grant program which is funded with CDBG and CalHome funding. CDBG funds are typically allocated to the program annually, however CalHome funds are currently limited to program income earned from loan repayments. In rare instances, the City will leverage the two funding sources together, but generally this program does not leverage other resources to fund individual projects. Instead the program provides a means for the residents to maintain existing housing resources, thereby greatly reducing the cost that would otherwise be associated with providing housing for the households that receive assistance through this activity.

The CalHome grant funds are also utilized first-time homebuyer assistance. As discussed, grant funds

have been fully expended, and funding is limited to loan repayments.

In early 2019, the City received a \$1,000,000 HOME grant for first time homebuyer assistance. These funds are expected to be available early in Fiscal Year 2019-2020. As with the CalHome funds, HOME loans are frequently repaid and the resulting program income is utilized to assist additional eligible low-income homebuyers and are leveraged with private mortgage loans and homebuyer down payments. In addition to first time homebuyer assistance, the City plans to update the local HOME program to utilize program income to provide tenant based rental assistance and owner occupied rehabilitation loans.

The City of Napa plans to support affordable housing development, acquisition, and preservation activities during the Fiscal Year 2019-2020 using the City's Affordable Housing Impact Fee Fund, 1% TOT for Affordable and Workforce Housing Fund, and General Fund. Because affordable housing projects typically require several funding sources, these Affordable Housing Impact Fee and 1% TOT for Affordable and Workforce Housing Fund revenues help to leverage other sources of funding, including federal resources that are assembled by affordable housing developers. The 1% TOT for Affordable and Workforce Housing is intended to be utilized for households earning up to 120% of area median income, so while not all funds will be utilized to assist HUDs target group, funding could assist low-income persons.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City currently owns property on D Street to be used as a continuation of the Vine Trail. Not all the right-of-way acquired will be needed for the trail. The City is exploring the feasibility of the excess property being made available for affordable housing.

The City will continue to evaluate all properties before disposal.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing rehabilitation for families and seniors	2015	2020	Affordable Housing Non-Homeless Special Needs		Affordable Housing	CDBG: \$191,257	Homeowner Housing Rehabilitated: 15 Housing Units
2	Emergency shelter services	2015	2020	Homeless Victims of domestic violence		Homeless Services	CDBG: \$59,613 CDBG-CV: \$20,000 <u>\$45,000</u>	Homeless Person Overnight Shelter: 294 <u>306</u> Persons Assisted
3	Outreach/referral for Latino/Hispanic residents	2015	2020	Homeless Non-Homeless Special Needs Victims of domestic violence		Homeless Services	CDBG: \$24,546	Homeless Person Overnight Shelter: 90 Persons Assisted
4	Fair housing activities	2015	2020	Non-Housing Community Development			CDBG: \$12,624 CDBG-CV: <u>\$50,000</u>	Public service activities for Low/Moderate Income Housing Benefit: 160 <u>60</u> Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	In-fill sidewalks in low-income neighborhoods	2015	2020	Non-Housing Community Development		Community Development	CDBG: \$194,762	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 293 Households Assisted
6	Local business support	2019	2020	Non-Housing Community Development		Community Development	CDBG-CV: \$150,000 <u>335,344</u>	
7	Provision of rental assistance	2019	2020	Affordable Housing Homeless Non- Homeless Special Needs		Affordable Housing	CDBG-CV: \$60,000 <u>333,506</u>	
8	Meal Programs	2019	2020	Homeless Non- Homeless Special Needs		Community Development	CDBG-CV: \$135,250 <u>70,000</u>	
9	<u>Childcare Assistance</u>	<u>2019</u>	<u>2020</u>	<u>Childcare Assistance</u>		<u>Community Development</u>	<u>CDBG-CV:</u> <u>\$ 150,000</u>	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing rehabilitation for families and seniors
	Goal Description	Provide housing rehabilitation assistance to low-income homeowners and renters for maintenance, rehabilitation, and accessibility modifications.

2	Goal Name	Emergency shelter services
	Goal Description	Provide financial support toward operation of emergency shelters. The City of Napa has utilized CDBG funds to support homeless shelters for many years, and this will continue during this period.
3	Goal Name	Outreach/referral for Latino/Hispanic residents
	Goal Description	This goal is to provide a comfortable, safe service environment to reach and serve Latino/Hispanic residents, especially those with Spanish as their first language. To meet this goal, the City of Napa will continue to fund a bi-lingual counselor at NEWS, the domestic abuse shelter and service program.
4	Goal Name	Fair housing activities
	Goal Description	This goal pertains to outreach and group training on fair housing issues, as well as counseling on tenant/landlord issues to resolve disputes and prevent displacement. The City of Napa has utilized and plans to continue supporting Fair Housing Napa Valley to provide these services throughout the City during the 2019-2020 period.
5	Goal Name	In-fill sidewalks in low-income neighborhoods
	Goal Description	The City of Napa has ongoing needs to provide new sidewalks and improve ADA accessibility at sidewalk and street intersections.
6	Goal Name	Local business support
	Goal Description	Provide support for local businesses to promote economic development and economic sustainability, including but not limited to micro-loans and/or grants, business counseling, and technical assistance. This support could aid businesses in retaining employees or to enable businesses to re-position to adjust to an evolving economic environment.
7	Goal Name	Provision of rental assistance
	Goal Description	Provide emergency rental assistance to help low-income households afford rental housing. This goal is intended to assist households to stay housed during the term of the pandemic.
8	Goal Name	Meal Programs
	Goal Description	Assist low- and moderate-income households with provision of food and food delivery during the pandemic and stay at home orders.
9	Goal Name	<u>Childcare Assistance</u>
	Goal Description	<u>Assist low- and moderate-income essential workers with childcare during the pandemic.</u>

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Napa originally allocated CDBG funding to four projects during the 2019-2020 program year. In April 2020, the City received CDBG-CV funding through the CARES Act and added two additional projects and cancelled one project. [In September 2020, the City received additional CDBG-CV funding.](#) The projects are as summarized below.

Funding allocated to CDBG administration will provide support to City staff to administer and monitor grants and to prepare CDBG reporting documents. Housing rehabilitation will provide low- and moderate-income households in Napa with funding for accessibility modifications and needed repairs to single-family owner-occupied and multi-family tenant-occupied housing units. The public services project included in the table below encompasses fair housing services, operational support for the South Napa Homeless Shelter and Catholic Charities' Rainbow House Family Shelter, and a bilingual (Spanish/English) counselor at the NEWS domestic violence shelter. In its initial Annual Action Plan, the City allocated funding for sidewalk installation and improvements in the Westwood neighborhood, in a low-income block group, where sidewalks are currently absent. However, subsequent to the Annual Action Plan's adoption, the City budgeted other local funds for this project and did a non-substantial amendment to reallocate most of the funds to the Housing Rehabilitation program.

The City allocated CDBG-CV funding to provide microenterprise grants to support businesses owned by low- and moderate-income persons impacted by the COVID-19 pandemic and to public services providing emergency rental, ~~and~~ food, ~~and~~ childcare assistance to low- and moderate-income households impacted by the COVID-19 pandemic.

Projects

#	Project Name
1	CDBG Administration
2	Public Service
3	Housing Rehabilitation
4	Sidewalk Installation and Improvements
5	CDBG-CV Public Service
6	CDBG-CV Microenterprise
7	Unallocated Funds

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Napa determined allocation priorities based on information presented in the Consolidated

Plan, including information gained from the consultation and citizen participation processes, the needs assessment, and the market analysis. In addition, the City of Napa considered the level of resources available from the CDBG program and the potential to leverage those funds to carry out various activities as well as the availability of other funding sources to address various needs. The allocation priorities in the Annual Plan are consistent with the priorities outlined in the Consolidated Plan.

A shortage of funding is expected to constitute the primary obstacle to addressing underserved needs in Napa. As shown in the Strategic Plan, the City of Napa has identified 16 goals for the 2015-2020 Consolidated Plan planning period but does not anticipate having the funding necessary to allocate resources toward each of these goals. However, the City continues to search for additional funding sources to support housing and community development goals and apply for funding as appropriate.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	
	Goals Supported	Housing rehabilitation for families and seniors Emergency shelter services Outreach/referral for Latino/Hispanic residents Fair housing activities In-fill sidewalks in low-income neighborhoods
	Needs Addressed	
	Funding	CDBG: \$141,040 <u>129,044</u> <u>CDBG-CV: \$41,996</u>
	Description	General management, oversight, monitoring, environmental review, accounting, and coordination of all CDBG programs.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Citywide.
	Planned Activities	See description.
	Project Name	Public Service

2	Target Area	
	Goals Supported	Emergency shelter services Outreach/referral for Latino/Hispanic residents Fair housing activities
	Needs Addressed	Homeless Services Community Development
	Funding	CDBG: \$96,783
	Description	All Public Services Approved for the 2019 Annual Action Plan Including: South Napa Homeless Shelter, Catholic Charities' Rainbow House Family Shelter, NEWS, and Fair Housing Napa Valley
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	60 persons to receive fair housing counseling and landlord/tenant mediation from Fair Housing Napa Valley. 280 individuals served at the South Napa Homeless Shelter 14 families served at the Catholic Charities Rainbow House 90 persons served by a bilingual counselor at the NEWS domestic violence shelter
	Location Description	Citywide.
	Planned Activities	Provide funding to Fair Housing Napa Valley for fair housing outreach, education, counseling, and landlord/tenant mediation. Provide operational support to South Napa Homeless Shelter. Provide operational support to Catholic Charities for the Rainbow House. Provide funding for a bilingual counselor at the NEWS domestic violence shelter.
3	Project Name	Housing Rehabilitation
	Target Area	
	Goals Supported	Housing rehabilitation for families and seniors
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$338,557
	Description	Rehabilitation of housing

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this activity will benefit 15 families in single-family households with incomes at or below 80 percent of AMI. Households that will benefit from this activity are expected to include seniors, households in need of accessibility improvements, and other households in need of necessary home repairs.
	Location Description	Citywide.
	Planned Activities	See description.
4	Project Name	Sidewalk Installation and Improvements
	Target Area	
	Goals Supported	In-fill sidewalks in low-income neighborhoods
	Needs Addressed	Community Development
	Funding	CDBG: \$0
	Description	Installation of sidewalk and improvements
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The targeted block group consists of 480 households containing 1,365 individuals. The current American Community Survey data estimates that 293 of the 480 households are below 80% of Area Median Income.
	Location Description	The proposed project plans to install sidewalks on Westwood Avenue which is in Census Block Group 2008.04 1.
	Planned Activities	New sidewalk and access ramps where sidewalk has never existed. CDBG funding for this project was forfeited after the original Annual Action Plan was adopted.
5	Project Name	CDBG-CV Public Service
	Target Area	
	Goals Supported	Emergency shelter services Provision of rental assistance Meal Programs

	Needs Addressed	Affordable Housing Community Development Homeless Services Fair Housing Services Childcare Assistance
	Funding	CDBG-CV: \$150,000 560,756
	Description	All Public Services allocated CDBG-CV funds including : On the Move, CANV, NEWS, ParentsCAN, and Salvation Army, Community Resources for Children, Boys and Girls Club, Fair Housing Napa Valley
	Target Date	6/30/2021 12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Estimates vary depending on immediate community need.
	Location Description	Citywide
	Planned Activities	Provide funding for emergency financial rental assistance including to On the Move Provide funding for meal programs to CANV, ParentsCAN and Salvation Army Provide funding to NEWS for emergency hotel shelter response Provide funding for childcare to Community Resources for Children and Boys and Girls Club Provide funding to Fair Housing Napa Valley for expansion of landlord/tenant services
6	Project Name	CDBG-CV Microenterprise
	Target Area	
	Goals Supported	Local business support
	Needs Addressed	Community Development
	Funding	CDBG-CV: \$185,344 335,344
	Description	Provide microenterprise grants to low- and moderate-income owned small business.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that this activity will benefit approximately 6037 small businesses with owner's whose household incomes are at or below 80 percent of AMI.
	Location Description	Citywide.
	Planned Activities	Provide microenterprise grants to businesses in response to business income loss sustained during the pandemic.
7	Project Name	Unallocated Funds
	Target Area	
	Goals Supported	Housing rehabilitation for families and seniors
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$104,463
	Description	Unallocated (rehabilitation) revolving loan program income. The City does not allocate these funds until such time that the program income has been received.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide.
	Planned Activities	N/A

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

To the extent that activities funded through CDBG serve a particular geographic area, these activities are located in lower-income Census Tract Block Groups, according to CDBG regulations (i.e. low/moderate income area benefit). During the Fiscal Year 2019-2020, there are no projects targeted to a geographic area.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section specifies goals for the number of households to be provided with affordable housing due to City of Napa CDBG expenditures within the Fiscal Year 2019-2020 by household type and type of activity. Per HUD guidelines, this section does not include the provision of emergency shelter, transitional shelter, or social services.

The Fifth Year Action Plan allocates funding to provide households with affordable housing through housing rehabilitation, as discussed in sections AP-35 and AP-38. The City’s housing rehabilitation activities provide low- and moderate-income homeowners with funding to complete needed home repairs and accessibility modifications, allowing these households to remain in their homes. The program primarily serves elderly households and households that include individuals with disabilities.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

This section is not applicable; the City of Napa does not own or operate any public housing units.

Actions planned during the next year to address the needs to public housing

This section is not applicable; the City of Napa does not own or operate any public housing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

This section is not applicable; the City of Napa does not own or operate any public housing units.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

This section is not applicable; the City of Napa does not own or operate any public housing units.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Napa participates in the Napa County Continuum of Care, which seeks to coordinate housing and supportive services to assist homeless individuals and families in securing permanent housing. The City's Fifth Year Annual Action Plan supports the Continuum of Care's activities to address homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As discussed in the Consolidated Plan, the City of Napa addresses homelessness on an ongoing basis in coordination with the Napa County Continuum of Care. As a part of these efforts, the City of Napa supports a variety of ongoing outreach activities, detailed in section MA-30 of the Consolidated Plan. Napa's one-year goals and projects specified in the Fifth Year Annual Action Plan support these efforts by providing operational support to the South Napa Homeless Shelter and Catholic Charities' Rainbow House, which both offer outreach, assessment, and referral to individuals and households experiencing homelessness. In addition, included in the Fifth Year Annual Action Plan is funding for a Spanish-speaking counselor at the NEWS domestic violence shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Fifth Year Annual Action Plan allocates funding to provide support to the South Napa Homeless Shelter, the Catholic Charities' Rainbow House Family Shelter, and the NEWS domestic violence shelter, which support the City's ongoing efforts to address emergency and transitional housing needs in Napa. The City of Napa also engages in ongoing activities to address the emergency shelter and transitional housing needs of homeless persons through participation in the Continuum of Care and by maintaining close networks with agencies that provide emergency and transitional housing to Napa residents (see section MA-30 of the Consolidated Plan). Additionally, the City ensures that local policies, as detailed in the City's Housing Element, facilitate the development of emergency and transitional housing. Additionally, the City, Housing Authority, and County have worked with outside consultants to redesign the community's homeless system in order to implement national best practices including a housing-focused approach. The changes to the system began implementation in Fiscal Year 2017-2018 and will continue to evolve over the Fiscal Year 2019-2020. The changes previously implemented include a new homeless shelter system operator, 24-hour services at the South Napa Shelter, a change of location for the family homeless shelter, enhanced case management and easier access to services.

Helping homeless persons (especially chronically homeless individuals and families, families

with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Along with the City of Napa, there are a number of agencies in and near Napa that provide assistance to help homeless persons make the transition to permanent housing and independent living, as detailed in section MA-30 of the Consolidated Plan. The City engages in ongoing coordination with these agencies, in part through participation in the Napa County Continuum of Care.

The Annual Plan allocates funding to the South Napa Homeless Shelter, Catholic Charities' Rainbow House Family Shelter, and NEWS domestic violence shelter, all of which provide services to assist homeless people transition to permanent housing. The City's ability to further support services for people transitioning from homelessness is somewhat limited by funding constraints, including the CDBG program's 15 percent cap on public services spending. However, as described above, the City, Housing Authority, and County have redesigned the community's housing and shelter system to shorten shelter stays and increase the number of homeless households leaving shelters for permanent housing and maintaining housing.

In addition to services that are targeted specifically to households transitioning from homelessness, access to affordable housing is critical to help homeless individuals and families transition from homelessness. Although Napa's Fifth Year Annual Action Plan does not allocate CDBG funds to support the construction of new affordable units, the City uses its Affordable Housing Impact Fee Fund, General Fund, newly adopted 1% TOT for Affordable and Workforce Housing, and other funding sources to provide financial support to affordable developments. Napa also ensures that City ordinances and policies are designed to facilitate affordable housing production and remove constraints to the development of affordable housing. Programs to address the City's affordable housing needs are discussed in greater detail elsewhere in the Consolidated Plan and in the City's Housing Element.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City implements a number of policies and programs to provide access to affordable housing, which is essential to prevent homelessness among at-risk households, as detailed elsewhere in the 2015-2020 Consolidated Plan and in the City's Housing Element. Ongoing actions that the City of Napa engages in to

provide access to affordable housing include, but are not limited to:

- Operating the Section 8 Housing Choice Voucher program through the Housing Authority
- Providing rental assistance through the Housing Authority’s Family Unification Program, which can be used by youth aging out of foster care and by families at-risk of losing their children due to lack of housing or risk of homelessness;
- Adopting land use and other regulations that support the development of affordable housing, emergency shelters, transitional housing, and permanent supportive housing; and
- Providing financial support for affordable housing activities.

In addition to ongoing activities, the City of Napa uses available funding sources to provide financial support to assist in the development of new affordable housing developments, including developments for at-risk populations or populations with special needs.

Many extremely low-income and special needs households may require specific services to avoid becoming homeless. Sections MA-30 and MA-35 of the Consolidated Plan detail services available to households in Napa that are at risk of becoming homeless. In addition, the Fifth Year Annual Action Plan allocates funding to support fair housing activities, which can assist in preventing wrongful evictions and discriminatory housing practices that could result in homelessness. A shortage of funding constitutes the primary barrier to helping low-income individuals and families to avoid becoming homeless.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

In accordance with State law, the City of Napa adopted an updated Housing Element in 2015 that details how the jurisdiction will plan for affordable housing, including an analysis of public policies that serve as barriers to affordable housing and specific actions that the City will take to remove any barriers. The City's 2015 Housing Element found that City policies generally support affordable housing production rather than serve as a constraint (see Section MA-40 of the Consolidated Plan). Nonetheless, the Housing Element includes actions that the City will take to further support affordable housing through City policies, as discussed below.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Housing Element Update contains the following programs to remove barriers to the provision of new and rehabilitated affordable housing:

- Identification of 60 sites to meet Napa's Regional Housing Need Allocation (RHNA) goal of 835 new units for the planning period (which includes 432 units for extremely low to moderate income households). The Housing Element indicates these 60 sites have a combined development capacity of over 3,000 housing units.
- Adoption of a Downtown Specific Plan (2012), which designated numerous additional mixed-use sites that allow for multifamily housing.
- Recent revisions to the City's parking regulations.
- Adoption of a new Accessory Dwelling Unit Ordinance to encourage development of additional Accessory Dwellings

Numerous additional policies and programs in the City of Napa's updated Housing Element will work together to reduce barriers to affordable housing and further facilitate affordable housing production. For further information see <http://www.cityofnapa.org/262/Housing-Element>.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Napa uses a number of strategies to address the affordable housing, homeless, and community development needs identified in the Consolidated Plan. This section provides an overview of the City's ongoing activities and planned future actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between housing providers and social service agencies.

Actions planned to address obstacles to meeting underserved needs

As discussed in section AP-35 above, a shortage of funding for affordable housing, homeless services, and community development activities is the primary obstacle to meeting underserved needs in Napa. The City of Napa actively pursues federal, State, local, and private funding sources to address underserved needs, and will continue to explore new and existing funding sources during the planning period and in subsequent years.

Actions planned to foster and maintain affordable housing

The City of Napa has a number of policies already in place and additional planned actions to foster and maintain affordable housing during the Fiscal Year 2019-2020 as well as in subsequent years. Ongoing and planned future actions to support the development and preservation of affordable housing are detailed in the City's 2015-2023 Housing Element and throughout the 2015-2020 Consolidated Plan. These actions include, but are not limited to:

- Identification of sites for affordable housing, including sites zoned to densities sufficient to make affordable housing development feasible;
- Providing Section 8 Housing Choice Vouchers to low-income households through the Housing Authority;
- Efforts to ensure that City zoning regulations and other policies support the development of affordable and special needs housing;
- Collecting impact fees for market-rate residential and nonresidential development, which accrues to the City's Affordable Housing Impact Fee Fund to support future affordable housing activities;
- Monitoring properties with affordability restrictions to determine when restrictions are set to expire and working with property owners to maintain affordability;
- Implementation of the City's Condominium Conversion Ordinance, which prevents the conversion of rental units when there is a shortage of rental housing; and
- Providing financial support to the development and preservation of affordable housing and

housing for households with special needs.

While Napa does not plan to use CDBG funds to support the construction of new affordable housing units during the Fiscal Year 2019-2020, the City does intend to use other available resources to support the development of affordable housing.

The City has reserved approximately \$3,000,000 from the City's Affordable Housing Impact Fee Fund for four affordable housing developments, which is expected to be disbursed after June 30, 2019, and has an additional \$3.8 million in the Affordable Housing Impact Fee Fund that is available to support additional affordable housing projects after June 30, 2019. As additional revenues accrue to the Affordable Housing Impact Fee Fund from City fees and other sources, the City will make these funds available to support affordable housing activities, including new construction and preservation, on an ongoing basis. In addition to the Affordable Housing Impact Fee Fund, the City will create programs and policies for use of the newly adopted 1% TOT for Affordable and Workforce Housing funds.

As shown in sections AP-35 and AP-38 above and in section SP-45 of the Consolidated Plan, the City plans to continue to use CDBG funds to support housing rehabilitation for low- and moderate-income households during the Fiscal Year 2019-2020 and in future years. This program helps to preserve existing units and allows low- and moderate-income households to remain in their homes.

Actions planned to reduce lead-based paint hazards

As discussed in section SP-65 of the Consolidated Plan, Napa operates a Lead Based Paint Abatement Program as part of the City's Rehabilitation Loan Program. The Fifth Year Annual Action Plan will continue to implement housing rehabilitation activities, as discussed in sections AP-35 and AP-38 above, and the Lead Based Paint Abatement Program will continue to be incorporated into City-funded housing rehabilitation activities. All low- and moderate-income residents of Napa are eligible for the program and lead based paint testing.

Actions to address lead-based paint programs are integrated into housing policies and procedures due to the incorporation of testing and remediation of lead hazards in the City's housing rehabilitation program and Section 8 Housing Choice Voucher program. The Housing Rehabilitation Specialist in charge of the Rehabilitation Loan Program is a certified as a lead-based paint inspector and risk assessor with the California Department of Public Health. The City also distributes information on lead-based paint to participants in the Section 8 Housing Choice Voucher program and Housing Rehabilitation Loan program. In addition, the City specifically prohibits contractors that participate in City housing programs from using lead-based paint in their work.

Actions planned to reduce the number of poverty-level families

The Annual Plan allocates funding for the South Napa Homeless Shelter, the Catholic Charities' Rainbow House Family Shelter, and the NEWS domestic violence shelter, all of which provide shelter and services

to families in crisis. Services provided at these facilities include counseling, assistance with finding employment, and other services to help families to exit from homelessness. In addition, a total of \$150,000,560,756 in CDBG-CV funding is allocated to respond to the impacts on low- and moderate-income households from the COVID-19 pandemic. Funding is being allocated to help provide emergency rental assistance and food through a number of non-profit agencies including On the Move, Community Action Napa Valley, ParentsCAN, and Salvation Army. CDBG-CV funding is also allocated to NEWS to fund motel/hotel rooms for domestic violence survivors in need of emergency shelter during the pandemic. CDBG-CV funding is also allocated to Community Resources for Children and Boys and Girls Club to provide childcare for the children of low- and moderate-income essential workers and to Fair Housing Napa Valley to respond to the increased need in the community for tenant/landlord services due to the pandemic.

On an ongoing basis, the City of Napa addresses poverty more broadly both through City programs and in cooperation with other governmental agencies and local service organizations. The City's affordable housing policies, discussed in greater detail above, in the Consolidated Plan, and in the City's 2015-2023 Housing Element, assist in providing affordable housing to lower-income households. For many households with poverty-level incomes, affordable housing is a necessary first step in overcoming poverty because households experiencing high housing cost burden, overcrowding, or other unstable living environments are often unable to take steps to overcome poverty without first securing suitable affordable housing. Napa's ongoing economic development efforts help to stimulate economic expansion and job growth, potentially providing employment opportunities that will serve as a means for local households to earn incomes sufficient to overcome poverty.

In addition to programs and policies that are implemented by City agencies, the City of Napa addresses poverty through close coordination with governmental and nonprofit service agencies that provide permanent supportive housing or services that address barriers to overcoming poverty. Relevant services available through other governmental or non-profit agencies include job training, assistance with finding employment, low- or no-cost childcare, life skills training, mental health services, and drug and alcohol counseling, as detailed in sections MA-30 and MA-35 of the Consolidated Plan. The City and other agencies that serve low-income households and homeless individuals and families provide cross-referrals to ensure that residents are aware of all available services and potential housing opportunities.

Actions planned to develop institutional structure

The City of Napa engages in ongoing internal coordination and coordination with other agencies to address affordable housing, homeless, and community development needs in the City, and will continue this coordination during the Fiscal Year 2019-2020 and in subsequent years. The institutional structure that addresses these needs is described in detail in section SP-40 of the Consolidated Plan. Key agencies in the institutional structure include the City of Napa, the Housing Authority of the City of Napa, the Napa County Health and Human Services Department, affordable housing providers, homeless service providers, agencies that offer housing and supportive services to formerly homeless individuals and

families and those at risk of homelessness, and other health and social service agencies.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Napa continues to participate in the Napa County Continuum of Care, which serves a critical role in coordinating services between public agencies, affordable housing providers, and social service agencies. Representatives from the Napa Police Department and the Housing Authority of the City of Napa plan to continue to serve on the Continuum of Care Governing Board to further these efforts.

In addition, on an ongoing basis the City of Napa works with affordable housing developers to construct and manage affordable housing in the City and with County agencies and nonprofit service providers to provide social services to residents. The City will continue to support these entities to achieve affordable housing, homeless services, and community development goals during the Fiscal Year 2019-2020.

Additionally, as described in AP-65, the City, County and Housing Authority have worked to redesign the community's homeless system to incorporate a housing focus and implement national best practices to shorten shelter stays and increase the number of households moving from homelessness into permanent housing.

Discussion:

The City of Napa has standard procedures in place to monitor sub recipients. All sub recipients are required to maintain documentation on clients benefitting from activities funded through the CDBG program. Sub recipients remit Quarterly Performance reports to the City in which they certify that low- and moderate-income persons are being served. The Quarterly Performance Reports provide the number of persons served by income level and race and ethnicity. The City also requires that the sub recipients in public service set quantifiable goals for their unique service. The unique goals are also reported on the Quarterly Performance Report and staff works with sub recipients when the goals are not achieved. The reporting of the levels of achievement also assists the CDBG Citizens' Advisory Committee in make future funding decisions.

In addition to self-reporting of programs funded by CDBG, City staff performs annual on-site monitoring of sub recipients. Staff verifies that applicable laws and regulations are being followed as well as monitoring for performance, internal controls, and compliance with eligibility requirements. Problems or weaknesses are noted, and City staff works with sub recipients to resolve the issues in a timely manner.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Note on item #1: The City of Napa anticipates \$57,001 in program income from the Housing Rehabilitation Revolving Loan Fund, but all of these funds will go back into the Housing Rehabilitation Loan Fund and therefore have already been reprogrammed.