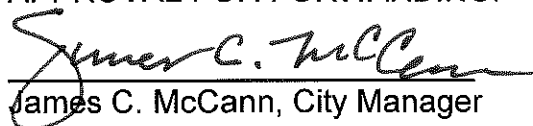


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Charlene Gallina, Planning & Building Director
DATE: May 26, 2010
SUBJECT: Presentation & Funding Request to Support Napa County Homelessness and Farmworker Housing Services

APPROVAL FOR FORWARDING:


 James C. McCann, City Manager

ISSUE:

Presentation by Larry Florin, Napa County Community & Intergovernmental Affairs Manager, regarding the County's homelessness and farmworker housing services.

RECOMMENDATION:

Receive presentation, discuss and provide direction as appropriate.

BACKGROUND/DISCUSSION:

Napa County staff has requested to come before the City Council to provide an overview of various services provided to Napa Valley cities. Provided below is an overview of such services in which the County is requesting that the City of Calistoga provide annual funding support.

Farmworker Housing Services: The Napa County Housing Authority owns and operates three farmworker housing centers in Napa County (the River Ranch Center on Silverado Trail near St. Helena, the Calistoga Center on North St. Helena Highway, and the Mondavi Center on Silverado Trail near Yountville). The Napa County Housing Authority budget to operate these centers is approximately \$1.2 million.

The operations of the centers is funded through three primary sources: direct rent (\$12 per person per night) received by the farmworker tenants, proceeds from the special property tax (\$10 per acre) imposed on vineyard property in Napa County (CSA#4), and

26 revenue generated at the centers related to phone and laundry facility use. In addition
27 to the CSA#4 contribution, the County has received two grants from Auction Napa
28 Valley for \$100,000 each. The County contributes \$190,000 annually to administer the
29 program and had continually tapped the Affordable Housing Fund to fund repairs and
30 shortfalls in the budget.

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32 In September 2009, the City Council adopted Resolution No. 2009-083 authorizing a
33 budget adjustment and execution of a funding agreement with the Housing Authority in
34 order to provide \$10,000 to support the Fiscal Year 2008/2009 Napa Valley
35 Farmworker's Housing Centers operating budget. The purpose for this funding
36 agreement was to share in the cost of covering a \$100,000 budget shortfall for fiscal
37 year 2008-2009. With City support of this funding, the Council requested that the
38 County seek alternative sources for financial support for future years.

39
40 At this time, the County is requesting that the City of Calistoga provide additional annual
41 funding support in the amount of \$10,000 for this program (for the upcoming fiscal year).
42 It should be noted that the City of American Canyon has already provided a \$10,000
43 payment for this program and the Town of Yountville and the City of St. Helena are
44 currently considering their contribution to the program.

45
46 Homelessness Housing Services: Napa County Health and Human Services operates
47 three homeless/emergency shelters, all based in the City of Napa vicinity: 1) Samaritan
48 House; 2) the South Napa Shelter, and 3) a Winter Shelter. Samaritan is a family
49 shelter, South Napa is for individuals, and the Winter Shelter is for the difficult to serve
50 individuals from November-April.

51
52 In addition, Health and Human Services operates the Hope Center, a day time,
53 Monday-Friday drop in center in downtown Napa. The Hope Center is located in
54 downtown Napa at the Methodist Church and is open Monday – Friday, 9:00 a.m. –
55 5:00 p.m. The Hope Center's main mission is outreach to the "hard to serve" homeless,
56 i.e. the truly down and out, including drug and alcohol abusers who have a hard time
57 abiding by any rules. The Hope Center provides washers, dryers, showers access to
58 resources, including South Napa and the Winter Shelter. The Hope Center is the axis
59 of the shelter system; this is the facility where homeless services start and where during
60 the day referrals are handled for individuals who need shelter or other basic services.

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62
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66 The rough estimates of Up-Valley utilization of the shelter services are:

<u>Samaritan Shelter Families</u>	<u>Families offered overflow cots:</u>
68 2 American Canyon	3 American Canyon
69 3 St. Helena	3 St. Helena
70 1 Calistoga	1 Calistoga
71 1 Lake Berryessa	
72	
<u>HOPE Center 2006 – 2007</u>	<u>HOPE Center 2007 – 2008</u>
74 1 Yountville	1 Yountville
75 2 St. Helena	4 St. Helena
76 3 Calistoga	5 Calistoga
77	
<u>Winter Shelter 2006 – 2007</u>	<u>Winter Shelter 2007 - 2008</u>
79 0 Yountville	0 Yountville
80 1 St. Helena	2 St. Helena
81 2 Calistoga	3 Calistoga
82	
<u>South Napa Shelter 2006 – 2007</u>	<u>South Napa Shelter 2007 – 2008</u>
84 0 Yountville	1 Yountville
85 1 St. Helena	2 St. Helena
86 3 Calistoga	5 Calistoga

87
88 Calistoga does not have a highly visible homeless problem, although there are
89 homeless people in town. Arguable, if County services were not available it is
90 reasonable to assume we would have a more visible homeless presence.

91
92 The establishment of the Calistoga Family Center has provided both a venue for
93 outreach and opportunity for the County Health and Human Services to have a
94 presence in the community. Among its services, the County is able to provide
95 occasional transportation for homeless individuals who would benefit from services at
96 either the Hope Center or the South Napa Shelter, thereby relieving the Police
97 Department from having to make any trips. The local interaction between the Human
98 Services' counselor and members of the Police Department also improves the delivery
99 of services.

100
101 During Fiscal Years 2008-2009 and 2009-2010, the City has funded this organization
102 directly at \$5,805 per year. Prior to this, pass through funds were included in the
103 contractual agreements with the City of Napa Housing Authority and the Napa Valley
104 Housing Authority.

105

106 Currently, the shelters are operating at a deficit, which is aggravated by lack of financial
 107 support from the State. Samaritan and South Napa Shelter are currently funded by an
 108 approximate 1/3 split between the City of Napa, Community Action of Napa Valley
 109 (CANV) and Napa County. The Hope Center until now has been totally funded by
 110 CANV, however CANV's main funding source from HUD is over. The following table
 111 shows the current costs of the Hope Center and the Shelters along with current sources
 112 of funding for FY 2009-2010:
 113

Program	Total Cost	CANV	County	City of Napa	Other Cities & Towns
Hope Center	220,324	115,324	40,000	40,000	25,000
Samaritan Shelter	325,542	108,513	84,641	84,641	47,746
South Napa Shelter	549,111	183,035	142,770	142,770	80,537
Winter Shelter	86,420	30,518	21,802	21,802	12,298
Total	1,181,397	437,390	289,213	289,213	165,581

114
 115 Consequently, Jim Featherstone, Assistant Director Napa County Health and Human
 116 Services, has suggested a strategy where the County and Cities as a whole could fund
 117 this service and continue to benefit from the established shelter system.
 118

119 Mr. Featherstone is proposing a funding formula for the Hope Center's annual budget
 120 as follows:
 121

122 CANV to raise 1/3; remaining 2/3 split amongst government entities based upon
 123 population:
 124

Jurisdiction	Proposed Population % Split for Contribution	Proposed \$ Contribution
County of Napa	39%	\$45,630
City of Napa	39%	\$45,630
City of American Canyon	11%	\$12,870
City of St. Helena	5%	\$ 5,850
City of Calistoga	4%	\$ 4,680
Town of Yountville	2%	\$ 2,340

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 126 To facilitate Council discussion on this matter, staff has provided below a summary of
 127 other related contractual housing services funded by the City to date that are likely to
 128 continue in the future.
 129

130 City of Napa Housing Authority (HACN): The City of Calistoga has long received
131 affordable housing assistance and services from the City of Napa Housing Authority
132 [formerly the Napa Valley Housing Authority (NVHA)]. This organization has undergone
133 considerable structural change in an effort to streamline its activities in a more logical
134 and efficient manner. Over the years, the Housing Authority had received its staff
135 support from the City of Napa's Housing Department and provided a variety of housing
136 services to the member agencies throughout the County. The City of Napa reorganized
137 its Housing Department in 2007, and continues to provide housing services to the
138 agencies throughout the County through the Housing Authority of the City of Napa
139 (HACN). The City of Calistoga has historically received affordable housing policy
140 assistance, as well as direct services related to affordable housing contract monitoring,
141 mortgage subrogation (for those homes in the affordable housing program), grant
142 application assistance, and compliance work and affordable housing development
143 proposal advice.
144

145 The City's contractual agreements with HACN for Fiscal Years 08-09 and 09-10 has
146 been limited only to monitoring activities of the fifty-one (51) existing affordable housing
147 units located in Calistoga (e.g., data collection, evaluation and monitor activities) to
148 insure compliance with the terms of the various agreements, and to perform the various
149 other tasks necessary throughout the year regarding compliance reporting and
150 monitoring. In addition, HACN continues to provide Section 8 Housing Services, which
151 results in 25 participants from Calistoga. Other housing services provided by HACN
152 includes income verification and loan document preparation resulting from the recently
153 enacted Down Payment Assistance Program and any subordination requests
154 associated with existing deed restricted for-sale affordable housing units. As previously
155 reported to the Council, City staff simply does not have the time for these tasks, and the
156 City of Napa staff has performed this service well over the many years. It should be
157 noted that technical assistance with regards to input and advice regarding development
158 proposals, grant funding opportunities and program evaluation, and any ongoing
159 housing policy/program matters for the City of Calistoga continues to be provided by
160 City staff with assistance from the City Attorney and other consultants, as determined
161 necessary. The existing contractual agreement with HACN through June 2010 is set
162 not to exceed \$30,000. It is anticipated that staff will be requesting Council action on an
163 extension of these contract services in June. Please note that with adoption of the
164 Housing Element Update, staff will be conducting a program evaluation of these
165 monitoring efforts and providing a recommendation of whether or not to continue these
166 services for a longer period of time.
167

168 Fair Housing Services: Fair Housing of Napa Valley is a private 501(c)(3) non-profit
169 corporation dedicated to promoting and developing fairness and equality of housing

170 opportunity for all people. Their goal is to eliminate housing discrimination and ensure
171 equal housing opportunity through leadership, education, facilitation, outreach, training,
172 advocacy, and enforcement. During Fiscal Years 2008-2009 and 2009-2010, the City
173 has funded this organization directly at \$3,230 per year. Prior to this, pass through
174 funds were included in the contractual agreements with the City of Napa Housing
175 Authority and the Napa Valley Housing Authority. Within the first quarter of FY 2009-
176 2010 (July 1-September 30, 2009), 15 clients from the Calistoga were served by this
177 program out of 256 total clients.

178

179 **FISCAL IMPACT:** Any future City commitment to continue contractual services are
180 expected to come from the Affordable Housing Fund for housing professional services.

181

182 **ATTACHMENTS:**

183 1. Farmworker Housing Program – Funding Request & Program Information

184 2. Napa Valley Shelter Program – Funding Request & Program Information

185 3. Housing Authority of the City of Napa Contract Services Program

186 4. Fair Housing Napa Valley Program Information