



**Housing Action in Napa County:
Promising Efforts Underway**



Housing for All in Napa County II

Housing Action in Napa County: Promising Efforts Underway Table of Contents

- Pages 3-6 **Affordable Housing Basics**
Important Terms for Reference
- Pages 7-8 **Affordable Housing Committee of the Democrats of Napa Valley**
Increasing affordable housing in Napa County by various means
- Page 9-10 **Calistoga Affordable Housing, Inc (CAH)**
Community action for housing that is affordable and inclusive in Calistoga
- Pages 11-12 **Napa County Rapid Re-Housing Providers**
Helping individuals and families quickly exit homelessness, return to housing in the community and break the cycle of homelessness.
- Pages 13-14 **Napa Housing Coalition (NHC)**
Collaborating to create housing for all income levels in our community.
- Pages 15-16 **Napa Valley Community Housing (NVCH)**
Inform those that live in Napa County about the Home Sharing Match Up Program.
- Pages 17-18 **Our Town St. Helena**
Provide housing opportunities to the people vital to St. Helena.
- Pages 19-20 **Satellite Affordable Housing Associates**
Quality, affordable homes and services that empower people and strengthen neighborhoods.
- Pages 21-22 **Working Group to End Veterans Homelessness**
To end Veteran homelessness in Napa County by the end of 2016



AFFORDABLE HOUSING BASICS

What is affordable housing?

In the United States, the term *affordable housing* is used to describe housing, rental or owner-occupied, that is affordable no matter what one's income is. The U.S. government generally regards housing costs at or below 30% of one's income to be affordable. For homeownership programs, the cap may be set higher, such as at 35% of one's income.

What is Area Median Income (AMI)?

All government housing programs qualify recipients based on their income. Since incomes vary across the country, the government determines an Area Median Income (AMI) for each housing market. For example, the area median income for Napa County in 2016 is \$82,500. Affordable rental and home prices are based on the percent of the AMI for a specific area.

Income levels are categorized based on percent of AMI. The levels of affordability are outlined in this chart:

Extremely Low	Very Low	Low
30%	50%	80%
\$24,750 (or \$12 p/hr)	\$41,250 (or \$20 p/hr)	\$66,000 (or \$32 p/hr)

What does subsidized housing mean?

Subsidized housing is used when describing housing the government has sponsored to alleviate housing costs for people in need. An example of this is Section 8 housing vouchers, where a renter only pays the portion of the rent that is determined to be affordable to them based on their income and the balance is paid by funding from federal government. Another example is a Low Income Housing Tax Credit rental project (see LIHTC below). Tax credit projects are rented to lower income tenants for below market rents.

What is an affordability deed restriction?

A deed restriction is a legal document that places limitations or restrictions on real estate when it is sold. An affordability deed restriction is placed on the property to preserve it as a low- and moderate-income housing unit. For a deed restricted ownership unit, this means it can only be sold to a buyer whose household meets certain income requirements and at a price that is affordable to that household.

That price is generally below what the home could be sold for without the deed restriction. Should the owner of a deed-restricted home sell the home during the term of the deed restriction, which is usually 30 to 45 years, the Monitoring Agent would again establish the sales price at an affordable price to a buyer that is income qualified. The owner typically accumulates equity but not as much as with a market rate house.

What is LIHTC?

Low Income Housing Tax Credits (LIHTC) is a Federal housing assistance program that provides tax incentives to owners of large affordable rental complexes (usually 45+

units). The program does not provide direct assistance to renters and is strictly used to finance the construction (not the operation) of rental properties. Usually, LIHTC properties have units available for families earning 60% or less of the Area Median Income (AMI). The rental properties are usually of very high quality and may be mistaken for luxury apartment communities. LIHTC is America's most successful affordable housing program having created millions of affordable rental units since its inception in the late 1980's.

What is Section 8?

The Housing Choice Voucher Program is commonly referred to as Section 8 rental assistance. It is HUD's primary program to assist very-low income families, the elderly and disabled. The Housing Authority sets a payment standard based on market rents established by HUD. The household must pay at least 30%, but no more than 40%, of its income for rent and utilities. The Section 8 voucher is portable and can be used throughout the country. There is a very high demand for this rental subsidy, and there are long waiting lists across the country for the program.

HOUSING TERMINOLOGY

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG): Created under the Housing and Community Development Act of 1974, this program provides grant funds to local and state governments to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low- and moderate-income residents.

CONDOMINIUM: A form of ownership in which the separate owners of the individual units jointly own the development's common areas and facilities.

COOPERATIVE (Co-op): Housing in which each member shares in the ownership of the whole project with the exclusive right to occupy a specific unit and to participate in project operations through the purchase of stock.

DENSITY: The number of dwelling units or persons per gross acre of land, usually expressed in units per acre, excluding any area of a street bordering the outside perimeter of a development site.

ELDERLY PERSON HOUSEHOLD: A household composed of one or more persons at least one of whom is 62 years of age or more at the time of initial occupancy.

FAIR HOUSING PROGRAM (FHIP): provides funding to public and private entities formulating or carrying out programs to prevent or eliminate discriminatory housing practices.

FAIR MARKET VALUE: The amount of money that would probably be paid for a property in a sale between a willing seller, who does not have to sell, and a willing buyer, who does not have to buy.

GROSS ANNUAL INCOME: the total income received annually before taxes and other deductions, by all members of the household. This generally all wages, social security payments, retirement benefits, military and veteran's disability payments, unemployment benefits, welfare benefits, interest and dividend payments and such other income items..

HOMELESS: An individual who lacks a fixed, regular, and adequate nighttime residence; as well an individual who has a primary nighttime residence that is a supervised publicly or privately operated shelter designed to provide temporary living accommodations, an institution that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

HOUSEHOLD: All the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.

LAND BANK: a governmental or nongovernmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of property.

LAND DEVELOPMENT: the process of making, installing, or constructing improvements on real estate.

LIVABILITY: a measure of integration of the housing, transportation, environmental, and employment amenities accessible to residents. A livable community is one with multiple modes of transportation, different types of housing, and destinations located within an easy distance (20 minutes by transit, 15 minutes by bike or foot, 10 minutes by car) of homes.

MULTIFAMILY HOUSING: A building with more than four residential rental units.

NONPROFIT HOUSING ORGANIZATION: Any private organization that is organized under state or local laws; has no part of its net earnings earmarked to the benefit of any member, founder, contributor, or individual; and provides or finances quality affordable housing for low-income families through relationships with public entities.

OVERCROWDING: The condition of having more than one person per room in a residence. For example, a home with a living room, kitchen and two bedrooms would be considered overcrowded if five people lived there.

PERMANENT SUPPORTIVE HOUSING: Permanent Supportive Housing (PSH) is a combination of housing and support services which help people live more stably. Populations benefitting from PSH may include homeless, persons with mental or physical disabilities, and seniors requiring additional assistance,

PROHIBITED BASES or PROTECTED CLASSES: Civil rights statutes establish the demographic categories by which discrimination is prohibited. Under the Fair Housing Act, the prohibited bases are race, color, religion, sex, national origin, familial status, and disability.

PROJECT-BASED VOUCHERS: Project-based vouchers (PBV's) are Section 8 vouchers which, through a 15-30 year contract with the property's owner, are restricted to a specific housing development. Up to 20% of a Housing Authority's voucher funding may be project-based.

PUBLIC HOUSING: Housing assisted under the provisions of the U.S. Housing Act of 1937 or under a state or local program having the same general purposes as the federal program. Distinguished from privately financed housing, regardless of whether federal

subsidies or mortgage insurance are features of such housing development. Currently there is no public housing in Napa County.

REHABILITATION: The labor, materials, tools, and other costs of improving buildings, other than minor or routine repairs. The term includes where the use of a building is changed to an emergency shelter and the cost of this change and any rehabilitation costs does not exceed 75 percent of the value of the building before the change in use.

RENOVATION: rehabilitation that involves costs of 75 percent or less of the value of the building before rehabilitation.

SCATTERED-SITE HOUSING: Assisted housing dispersed throughout the community.

SELF-HELP HOMEOWNERSHIP PROGRAM (SHOP): SHOP enables lower income households to become homeowners with an investment of "sweat equity"—contributing their own labor to help with such tasks as painting, landscaping, carpentry, and roofing.

SUPPORTIVE HOUSING PROGRAM: This program is authorized by title IV of the Stewart B. McKinney Homeless Assistance Act (the McKinney Act) (42 U.S.C. 11381–11389). The program is designed to fund the development of permanent supportive housing and supportive services, including innovative approaches to assist homeless persons in the transition from homelessness, and to promote the provision of supportive housing to homeless persons to enable them to live as independently as possible.

SWEAT EQUITY: Using labor to build or improve a property as part of the down payment.

TRANSITIONAL HOUSING: A project that has as its purpose facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (usually 24 months). Persons benefitting from transitional housing may include victims of domestic violence and youth aging out of foster care. State and federal funding priorities have moved away from transitional housing towards permanent supportive housing in recent years..

UNIVERSAL DESIGN: A design concept that encourages the construction or rehabilitation of housing and elements of the living environment in a manner that makes them usable by all people, regardless of ability, without the need for adaptation or specialized design.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD): Established in 1965, HUD's mission is to increase homeownership, support community development, and increase access to affordable housing free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnerships — particularly with faith-based and community organizations — that leverage resources and improve HUD's ability to be effective on the community level.

WAITING LIST: A formal record of applicants for housing assistance and/or assisted housing units. It may include the applicant's name, date and time of application, selection preferences claimed, income category, and the need for an accessible unit.

Affordable Housing Committee of the Democrats of Napa Valley Club

MEMBERS:

- Most of our members are from the Democrats of Napa Valley Club but our meetings are open to any interested community person. Currently, members of the First United Methodist Church and Latinos Unidos also attend our meetings.

PRIMARY FOCUS OF EFFORT:

To increase affordable housing in Napa County by various means:

- 1) To educate our membership and the community about the affordable housing crisis in Napa County through forums and on-going committee meetings.*
- 2) To act as advocates in the fight to bring more affordable housing to the county by speaking out during the Napa City Council meetings in favor of affordable housing and by countering the Nimbys who oppose affordable housing.*
- 3) To work with local and state public officials to bring affordable housing to the county. We meet with our local Napa city councilmembers, county supervisors, city and county staff, and state representatives to discuss how we can bring more affordable housing to Napa.*

Population Served

- | | |
|-------------------|-----------------------------|
| ✓ Homeless | ✓ Workforce |
| ✓ Disabled | ✓ LGBTQ |
| ✓ Substance Users | ✓ Family Farmworker Housing |
| ✓ Mental Health | |
| ✓ Older Adults | |
| ✓ Families | |

BRIEFLY OUTLINE SPECIFIC LEGISLATIVE, POLICY OR DEVELOPMENT ACTIVITIES

We held two forums about affordable housing that brought together local public officials as well as representatives from unions, non-profit housing organizations, and the hospitality industry to discuss possible solutions. We have speakers at our monthly meetings. We attend City Council meetings to advocate for affordable housing and would like to get involved earlier in the process when we could have more input into the decision-making.

OTHER INFORMATION TO SHARE WITH SUMMIT PARTICIPANTS

We see the fight for affordable housing as an extension of the principles which drive the Democratic Party of economic and social justice, inclusivity, diversity and a desire to help families, seniors, low income workers and now even middle class workers who are finding it harder to stay in Napa due to the rising prices. Currently in Napa, real estate prices are very high and very few workers can afford to live in this community. It's also getting harder for seniors on a fixed income to remain in Napa and many are selling their homes. We are in danger of becoming a county of second home owners who only come here on the weekend and therefore do not participate in the life of the community. Our schools face declining enrollments as families flee to cheaper communities. Our environment is suffering from air quality issues as more people drive here to work and to engage in wine tasting which results in more traffic and air pollution. We need to encourage more affordable housing before it is too late and only the wealthy will be able to live here.

Calistoga Affordable Housing, Inc. (CAH)

MEMBERS:

- Members of HAPI,
- NV Coalition Housing Committee,
- Calistoga Senior Park Coalition,
- CAH president member of Napa Valley Transportation Authority Advisory Committee,
- Calistoga Springs HOA Board

PRIMARY FOCUS OF EFFORT:

Provide:

- A. A blended community where people know and support one another.*
- B. A community of authenticity and character, built on the foundation of a strong local economy.*
- C. A community that provides for a rewarding enjoyable life that encompasses conviviality, citizenship, artistic and intellectual growth and spiritual development and fulfillment.*
- D. A community that conscientiously promotes individual health, well-being, and environmental sustainability.*
- E. A diverse community supported by housing incentives that promote physical restoration of home sites, nurture understanding and compassion, seamlessly blending families, the elderly, creative artisans, and essential commerce employees.*
- F. A community that embraces visitors from near and far and invites the celebration of life.*

Population Served:

- | | |
|----------------|-------------|
| ✓ Homeless | ✓ Families |
| ✓ Disabled | ✓ Workforce |
| ✓ Older Adults | ✓ LGBTQ |

BRIEFLY OUTLINE SPECIFIC LEGISLATIVE, POLICY OR DEVELOPMENT ACTIVITIES

1. Working with Senior Legislature, Bill Dodd's office to allow senior park homeowners to have more control over the home environment. Item such as control over number of guests in their homes and how long they can stay, etc.
2. Working with City of Calistoga on providing adequate housing for Calistoga families. City is an employment negative city (more jobs than people to fill them)

OTHER INFORMATION TO SHARE WITH SUMMIT PARTICIPANTS

Current housing project: See attachment for “Turley Housing Project in St. Helena” and senior homeowner repair program “Rebuilding Calistoga

Napa County Rapid Re-Housing Providers

MEMBERS:

- Napa County HHSA – Self Sufficiency Services Division
- Napa Police Department Outreach
- Napa Emergency Women’s Services (NEWS)
- Community Action Napa Valley (CANV)
- Napa County HHSA – Mental Health Division

PRIMARY FOCUS OF EFFORT:

To help individuals and families quickly exit homelessness, return to housing in the community and not become homeless again in the near future.

Populations Served

- ✓ Homeless
- ✓ Disabled
- ✓ Substance Users
- ✓ Mental Health
- ✓ Families
- ✓ Other: Domestic Violence Victims

BRIEFLY OUTLINE SPECIFIC LEGISLATIVE, POLICY OR DEVELOPMENT ACTIVITIES

One of the major tools communities have used to decrease homelessness is rapid re-housing. The National Alliance to End Homelessness is partnering with Napa County to hold a Rapid Re-Housing Capacity Building Challenge. This project will help build capacity to strengthen rapid re-housing procedures and implement national best practices in Napa’s rapid re-housing programs. As part of this capacity-building challenge, providers will work together to set a truly ambitious goal to rapidly re-house as many households as possible over 100 days.

The Challenge will raise awareness of rapid re-housing in Napa County through:

- Recruiting landlords to prove housing opportunities for individuals and families experiencing homelessness.
- Addressing potential barriers to landlord participation such as concern about short term nature of rental assistance and tenant qualifications.
- Assisting households to find and secure appropriate rental housing
- Providing assistance to cover move-in costs, deposits, and the rental and/or utility assistance (typically six months or less) necessary to allow individuals

- and families to move immediately out of homelessness and stabilize in permanent housing.
- Providing extensive short term case management and services to address needs that may impede access to housing (such as credit history, arrears, and legal issues).

OTHER INFORMATION TO SHARE WITH SUMMIT PARTICIPANTS

Participating agencies have met and have a challenge to house 75 homeless individuals and families in 100 days.

The Challenge has begun on October 11th!!!

One of the primary activities under housing identification is the housing identification. This includes recruitment of landlord recruitment. The more partnerships with landlords the program has developed, the more opportunities program participants have to rapidly obtain permanent housing. As landlords experience the benefits of a partnership with rapid re-housing programs, they may give preference to program participants.

For more information or to get involved, contact:

Kristin Miller at 707-299-1768, Kristin.miller@countyofnapa.org

Napa Housing Coalition (NHC)

MEMBERS:

- Bill Chadwick
- Andrea Clarke
- Joelle Gallagher
- John Glaser
- Grania Lindberg
- Sharon Macklin
- Conchita Marusich
- Bob Massaro
- Dave Whitmer
- Teresa Zimny

PRIMARY FOCUS OF EFFORT:

The lack of housing that is affordable in Napa negatively impacts the health and economic well-being of ALL Napa residents. In addition, a lack of housing stock negatively impacts the recruitment and retention of personnel for local businesses, in all industry sectors including hospitality, government, education and healthcare.

The Napa Housing Coalition is a group of residents and organizations, collaborating to create housing for all income levels of our community. Its solutions align closely with the recommendations of the Affordable Housing Task Force (May, 2013). Our methods include meeting with planning staff, developers, residents and public officials, and includes testifying in support of housing at public meetings.

Population Served

- ✓ Homeless
- ✓ Disabled
- ✓ Substance Users
- ✓ Mental Health
- ✓ Older Adults
- ✓ Families
- ✓ Workforce
- ✓ LGBTQ

BRIEFLY OUTLINE SPECIFIC LEGISLATIVE, POLICY OR DEVELOPMENT ACTIVITIES

The Napa Housing Coalition feels that these four actions are an excellent start in the effort to create more housing that is affordable in Napa:

1. Speed Up the Permit Review Process.
2. Reduce High Permit Fees on Second Units, particularly the sewer connection fee.
3. Incentivize Second Units by having the City pre-review submitted plans.
4. Create a landlord risk mitigation pool to remove one main obstacle to renting to Section 8 voucher holders.

In order to influence change, it is imperative that we attend public meetings and advocate from a wide variety of stakeholder perspectives.

OTHER INFORMATION TO SHARE WITH SUMMIT PARTICIPANTS

If you care about creating more housing that is affordable throughout Napa County, and are willing to publically advocate for housing, please join us!

- Joelle Gallagher: jgallagher@copefamilycenter.org
- Grania Lindberg: granialindberg@gmail.com

Napa Valley Community Housing NVCH



MEMBERS:

- Marlene Santiago
- Blanca Cervantes

PRIMARY FOCUS OF EFFORT:

Inform those that live in Napa County about the Home Sharing Match Up Program.

Population Served

- ✓ Homeless
- ✓ Older Adults
- ✓ Families

BRIEFLY OUTLINE SPECIFIC LEGISLATIVE, POLICY OR DEVELOPMENT ACTIVITIES

We want to be able to get more providers (people with a room to rent) to utilize the free home sharing program.

OTHER INFORMATION TO SHARE WITH SUMMIT PARTICIPANTS

Make them aware that NVCH – The Reserve Apartments still has an open waitlist for those seeking affordable housing.

OUR TOWN ST. HELENA



MEMBERS:

Board Members

- Father John Brenkle
- Sara Chrisman Bjerkan
- Pat Dell
- Rebecca Flores
- Steve Goldfarb
- Ysenia Guitron
- John Sales
- Mary Stephenson
- Rick Swig

Project Manager

- Howard Siegel

PRIMARY FOCUS OF EFFORT:

PROVIDE HOUSNG OPPORTUNITIES TO THE PEOPLE VITAL TO ST. HELENA

Population Served

- ✓ Disabled
- ✓ Older Adults
- ✓ Families
- ✓ Workforce

BRIEFLY OUTLINE SPECIFIC LEGISLATIVE, POLICY OR DEVELOPMENT ACTIVITIES

Our town St. Helena will break ground on an 8-unit Mutual Self Help Homeownership project in March 2017. A lottery was held in July to select the eight participating families who are now attending a series of workshops to understand their mortgage obligations, work responsibilities and the resale restrictions on their new homes. The project is funded by the USDA RD, County of Napa, City of St. Helena and Rural Community Assistance Corporation.

Our Town St. Helena is also working on an UpValley, multi-site farmworker family rental project: A "Tiny House" concept; and the development of small (5 to 8 units) infill housing concepts.

OTHER INFORMATION TO SHARE WITH SUMMIT PARTICIPANTS

Our Town St. Helena is looking for land (sale or donation) in, or in close proximity to, St. Helena and Calistoga. We have the concepts, potential funding and community support. Buildable land is our biggest challenge.

Contact Mary Stephenson: 707-849-2583, stepcomm@aol.com

Satellite Affordable Housing Associates

PRIMARY FOCUS OF EFFORT:

Satellite Affordable Housing Associates (SAHA) provides quality affordable homes and services that empower people and strengthen neighborhoods. We accomplish our work through coordinated efforts among our real estate development, property management and resident services teams.

SAHA begins from the idea that every person deserves a home. Our work is inspired by a belief that quality homes and empowering services should be in reach for all of the Bay Area's community members and that despite the many obstacles to providing housing for people with low-incomes and special needs, this goal is possible.

Currently, SAHA's innovative properties provide more than 4,000 residents in seven counties in Northern California with much-needed affordable housing and services. With a commitment to high-quality design and thoughtful, ongoing supportive services, we empower our residents to build better lives and create healthier, safer communities.

Populations Served

- ✓ Homeless
- ✓ Disabled
- ✓ Mental Health
- ✓ Older Adults
- ✓ Families

BRIEFLY OUTLINE SPECIFIC LEGISLATIVE, POLICY OR DEVELOPMENT ACTIVITIES

SAHA currently has two projects in development in the Napa area:

Valley View Senior Homes

SAHA's American Canyon project presents a special opportunity to realize the City of American Canyon's goal of creating a senior community that will offer a high level of amenities as well as on-site services for older adults with modest financial means. SAHA proposes to develop approximately 70 cottage-style units on the site, all of which will be affordable to very low and extremely low-income seniors. American Canyon is envisioned as a vibrant community that complements the character of the existing single-family neighborhood while achieving a density that promotes financial feasibility and long-term operational sustainability.

The result is a hillside development of charming cottages, centralized parking, meandering paths, active recreation, and a community clubhouse. Residents will enjoy a beautifully landscaped community that incorporates the highest standards of green building and sustainable design as well as a robust selection of on-site services and activities to support wellness, independent living, and aging-in-place. SAHA plans to begin the construction of Valley View in March 2017, with completion targeted for Spring 2018.

Soscol Ave Family Apartments

Selected by the City of Napa to develop a vacant site along the Soscol Avenue corridor of Napa into affordable housing, SAHA proposes to develop 49 units of affordable housing targeted to families, and has committed to make its best efforts to reserve two units for currently or formerly homeless individuals. Having held working group sessions with local neighbor and community members throughout Summer 2016, SAHA aims to submit a proposed design to the City in the fall of 2016 and complete entitlements by March 2017. SAHA looks forward to utilizing this opportunity to partner with the City to bring much needed affordable housing to families in the City of Napa.

OTHER INFORMATION TO SHARE WITH SUMMIT PARTICIPANTS

Support affordable housing in the Napa area! Contact Katie Fisher at (510) 809-2733 or kfisher@sahahomes.org to find out how you can help create more housing opportunities in your community.

Working Group to End Veterans Homelessness

a subcommittee of the Napa County Continuum of Care

MEMBERS:

- Napa County Health and Human Services
- Community Action Napa Valley
- Queen of the Valley Care Network
- Housing Authority of the City of Napa
- City of Napa Police Department Homeless Outreach
- Catholic Charities
- Veteran's Resource Center of Vallejo
- Veterans Administration

PRIMARY FOCUS OF EFFORT:

To end Veteran homelessness in Napa County by the end of 2016.

Population Served:

- ✓ Veterans
- ✓ Homeless
- ✓ Disabled
- ✓ Substance Users
- ✓ Mental Health
- ✓ Older Adults

BRIEFLY OUTLINE SPECIFIC LEGISLATIVE, POLICY OR DEVELOPMENT ACTIVITIES

Our group held two events at the South Napa Shelter to connect homeless veterans with housing and other services. We've created a by-name list of homeless veterans in Napa County. We are working on landlord engagement efforts to find available rental units.

OTHER INFORMATION TO SHARE WITH SUMMIT PARTICIPANTS

We are very fortunate to have partnered with the Veterans Administration which facilitated the allocation of 12 Veterans Affairs Supportive Housing (VASH) vouchers to chronically homeless Napa County vets. All of the vouchers have been assigned to eligible vets, but only 1 of those vets has been housed so far. The vouchers provide permanent rental subsidies and come with case management. We are looking for landlords willing to rent to veterans with vouchers, as well as veterans who do not qualify for vouchers. Our first priority is finding rental units for vets with VASH vouchers because the vouchers do expire.

