



# Napa County SHARE Rental Assistance Pilot Program: 2024 Update

Joint Housing Committee | November 13, 2024



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION

# Pilot Goals

- Reduce the risk of homelessness for ELI and severely rent-burdened participants
- Connect participants with other safety net benefit programs and stabilizing supports to achieve long-term stability
- Center equity and community voice
- Prioritize efficient program administration and low-burden access

# Program Model

- \$5M in MTC Funds
- Napa County Housing Department – additional \$1.6M
- Expect to serve ~150 people over 4 years
- Participants receive:
  - Up to \$800 / month in rent
  - Case management

# Launch Period Achievements

- Strong partnerships with providers to provide outreach and case management
- Public application portal launched
- Evaluation plan created in partnership with Napa County Department of Public Health
- **43 people approved as of October 15; 24 receiving monthly rent checks**

*"My heart is full. I am so grateful because of this program. Because of this miracle, I am able to go out and get a sandwich with friends and family without feeling I won't be able to pay my rent or bills. I am able to buy other necessities like undergarments. I am just super blessed - I was scared I was going to be homeless again."*

*"I only earn \$1,627 a month and the rent is \$1,409, I wouldn't have enough money for food or utilities, so I'm so thrilled and grateful. My appreciation to Napa County for providing this so necessary program to keep seniors housed. Thank you."*

# Launch Period Eligibility Criteria

- ✓ 65 years or older
- ✓ Have lived in Napa County for at least 1 year
- ✓ Earn less than \$30,850 if you live alone; \$35,250 if with another person
- ✓ Spend 70% or more of income toward rent
- ✓ No other rental assistance (e.g., housing voucher)
- ✓ No more than \$7,500 in assets or savings (except ownership of mobile home)

## Additional prioritization:

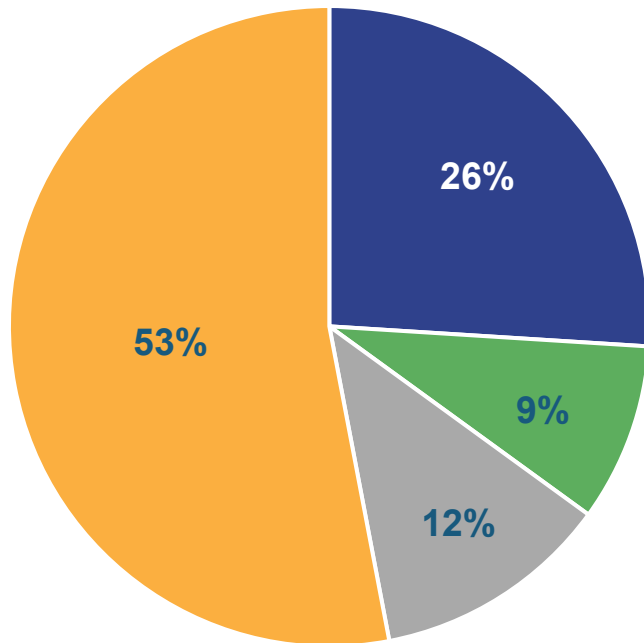
- Homeless in previous 3 years
- Recent eviction notice due to lack of money
- Eviction in previous 3 years
- Loss of a person who paid for housing costs
- Not eligible for federal assistance due to immigration status
- Felony conviction on background check
- Financial fraud victim in past 3 years

# Participants are Highly Rent-Burdened

## Rent Burden

n=43

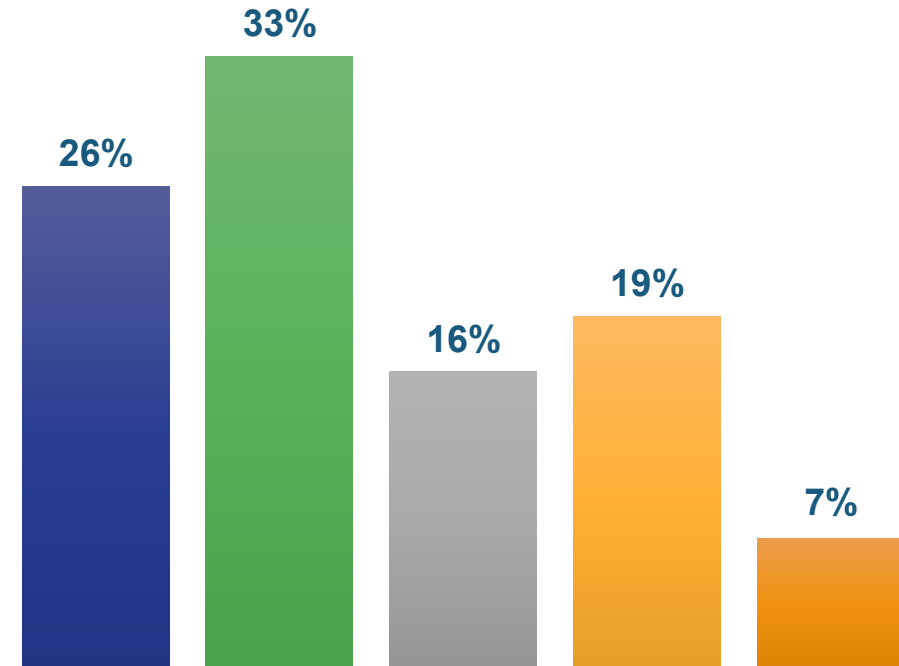
■ 70-80% ■ 81-90% ■ 91-100% ■ 101+%



## Age of Participants


n=43

■ 65-69 ■ 70-74 ■ 75-79 ■ 80-84 ■ 85+




# What does this look like for a monthly budget?


## Typical Senior on Social Security

 **Average SSI in CA:** \$1,670 per month  
**Annual Income:** \$20,400

 **Average rent for Napa 1BR:**  
\$1,928  
**Rent burden:** 115%

 **Funds Left:** -\$258 per month  
Senior must rely entirely on family and community assistance; cannot sustain housing costs

## Threshold Client Eligibility

 **Income:** \$2,570 per month  
**Annual Income:** 30,850 per year

 **Average rent for Napa 1BR:**  
\$1,928  
**Rent burden:** 75%

 **Funds Left:** \$642 per month  
**Funds Left After Taxes:** \$380 per month

# Early Learnings and Next Steps

- Continue to provide support and problem-solve for landlord and documentation-related challenges
- Increase outreach efforts in Latinx communities
- Continue to enroll applicants; re-evaluate eligibility criteria in 2025
- Department of public health evaluation launch

*"I was quite surprised about this when I got approved, **the whole process is very easy and very straight forward** and I am grateful for your help you're just a great help. Also, I always look forward to checking in with you, your organization is a big big big help you don't know how much I really appreciate the share program. I just want to say thank you!!!"*

*"I feel like this program has saved my life and taken a HUGE burden off me. I want you to know how much I appreciate this help."*

A photograph of a white modular home with a wooden fence and landscaping. The house has a light blue door and a red door. There are trees and bushes in the foreground, and a gravel area with a stone path. The text "Thank you." is overlaid in the center.

Thank you.