

# **Napa County**

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559



## **Agenda**

**Wednesday, May 27, 2026**

**3:00 PM**

**Board of Supervisors Chambers  
1195 Third St, Third Floor  
Napa, CA 94559**

### **Housing Commission**

*Judith Myers  
Manuel Rios  
Michael Silacci  
Arnulfo Solorio  
Mike Swanton  
Vacant  
Vacant  
Vacant*

**GENERAL INFORMATION**

All materials relating to an agenda item for an open session of a regular meeting of the Housing Commission which are provided to a majority or all of the members of the Commission by Commission members, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, on and after at the time of such distribution, in the office of the Clerk of the Housing Commission, 1195 Third Street, Suite 305, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Commission at the meeting will be available for public inspection at the public meeting if prepared by the members of the Commission or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

**How to Watch or Listen to the Napa County Housing Commission Meetings**

The Commission realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Please watch or listen to the Housing Commission meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa, Suite 305; or
2. Watch on Zoom via [www.zoom.us/join](http://www.zoom.us/join) (Meeting ID: 836 7194 5915) or listen on Zoom by calling 1-669-900-6833 (Meeting ID: 836 7194 5915).

**If you are unable to attend the meeting in person and wish to submit a comment, please do one of the following:**

- A. Join meeting via Zoom: [www.zoom.us/join](http://www.zoom.us/join). Meeting ID 836 7194 5915, or listen on Zoom by calling 1-669-900-6833. Meeting ID 836 7194 5915. AND use the raise hand feature; or
- B. Email your comment to [ncha@countyofnapa.org](mailto:ncha@countyofnapa.org). Your comment will be shared with the members of the Housing Commission.

**1. CALL TO ORDER; ROLL CALL**

**2. PUBLIC COMMENT**

**3. APPROVAL OF MINUTES**

- A. Approval of minutes for the meeting of April 22, 2026.

[26-1146](#)

**Attachments:** [Minutes](#)

**4. SET MATTERS OR PUBLIC HEARING ITEMS**

**5. CONSENT ITEMS**

**6. MONTHLY REPORTS**

- A. Monthly Report from California Human Development Corporation (CHDC).

[26-1145](#)

**Attachments:** [Occupancy Report](#)

- B. Monthly report on capital improvement projects. For discussion only, no action needed. [26-1178](#)

**Attachments:** [CIP](#)

- C. Monthly report on the renewal process for the Joe Serna, Jr. Farmworker Housing Grant Program (Serna Grant). No action needed. [26-1183](#)

**Attachments:** [AB1890 Timeline](#)

**7. ADMINISTRATIVE ITEMS**

- A. Receive and accept the Auditor-Controller’s Quarterly Compliance Review for the Napa County Housing Authority for the quarter ended March 31, 2026. (Fiscal Impact: None, Discretionary) [26-1103](#)

**Attachments:** [NCHA Report for 3.31.2026](#)

**8. EXECUTIVE DIRECTOR REPORT**

**9. COMMISSIONER COMMENTS AND DIRECTION TO STAFF**

During this item, the Commission may, upon affirmative vote, direct Staff to investigate or research matters and report back on those matters deemed appropriate by the Commission.

**10. FUTURE AGENDA ITEMS**

**11. ADJOURN**

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON MAY 22, 2026 BY 5:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Emma Moyer (By e-signature)

EMMA MOYER, Interim Secretary of the Commission



Napa County  
Board Agenda Letter

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559  
www.napacounty.gov  
Main: (707) 253-4580

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Housing Commission

**Agenda Date:** 5/27/2026

**File ID #:** 26-1146

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**TO:** Napa County Housing Commission  
**FROM:** Emma Moyer, Interim Executive Director  
**REPORT BY:** Alex Carrasco, Project Manager  
**SUBJECT:** Approval of Minutes

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**RECOMMENDATION**

Approval of minutes for the meeting of April 22, 2026.

**BACKGROUND**

Executive Director of Housing Authority requests approval of minutes for the meeting of April 22, 2026.

**ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

**MINUTES OF THE  
NAPA COUNTY HOUSING COMMISSION**

**April 22, 2026**

**Draft Summary of the Proceedings**

**1. Call to Order/Roll Call**

Present: Commissioners Judy Myers, Manuel Rios, Michael Silacci, Michael Silacci, Arnulfo Solorio, and Mike Swanton  
Meeting was called to order by: Chair Silacci

**2. Public Comment**

None.

**3. Approval of Minutes**

A. Approval of minutes for the meeting of March 25, 2026.

Motion Text: Approval of Minutes

Voting Yes: Commissioners Myers, Rios, Silacci, Solorio, and Swanton

Abstain: None

Result: Passed

**4. Set Matters or Public Hearing Items**

None.

**5. Consent**

None.

**6. Monthly Reports**

A. Monthly report on the renewal process for the Joe Serna, Jr. Farmworker Housing Grant Program (Serna Grant). No action needed.

Presentation by Jennifer Palmer, Executive Director. No public comment. Discussion held.

B. Update on meal service coordination between California Human Development and Abode Services. No action needed.

Presentation by Emma Moyer, Housing Programs manager. No public comment. Discussion held.

C. Monthly from California Human Development Corporation (CHDC).

Report by Santino Garcia, CHDC Chief Operations Officer. Occupancy – Calistoga 60, Mondavi 60, River Ranch 45. No public comment. Discussion held.

- D. Monthly report from Capital Improvement Projects (CIP). For discussion only, no action needed.

Presentation by Alex Carrasco, Project Manager. No public comment. Discussion held.

## 7. Administrative Items

- A. Presentation from PEP Housing and Collective Operations on a new proposed housing development for the State Hospital Imola Avenue site. For discussion only, no action needed.

Presentation by Jim Wallen, VP PEP Housing Real Estate Development. Public comment. Discussion held.

- B. Review County Service Area No.4 Engineer's Report ("Report") for Fiscal Year 2026-2027 and recommend the Board of Supervisors adopt a resolution accepting the Report.

Presentation by Alex Carrasco, Project Manager. No public comment. Discussion held.

- C. Discussion on Calistoga and River Ranch Farmworker Center signage.

Presentation by Alex Carrasco, Project Manager. No public comment. Discussion held.

- D. Discussion on County Service Area No. 4 and requests for exemptions. No action needed.

Presentation by Jennifer Palmer, Executive Director. No public comment. Discussion held.

- E. Discussion on Housing Commission membership vacancies. No action needed.

Presentation by Alex Carrasco, Project Manager. No public comment. Discussion held.

## 8. Executive Director Report

None.

## 9. Commissioner Comments and Direction to Staff

Chair Silacci recommends staff revisit logistics for meetings for female farmworker housing ad hoc committee given departure of Commissioner Putnam.

Commissioner Myers announced that Generation Housing now has offices in Napa and will provide a housing forum to community.

## 10. Future Agenda Items

None.

## 11. Adjourn

Meeting adjourned to the next regular meeting on May 27, 2026, at 3:00 pm.

\_\_\_\_\_  
Michael Silacci, Chair

ATTEST: \_\_\_\_\_  
Emma Moyer, Interim Secretary of the Commission



# Napa County

## Board Agenda Letter

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559  
www.napacounty.gov  
Main: (707) 253-4580

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Housing Commission

**Agenda Date:** 5/27/2026

**File ID #:** 26-1145

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**TO:** Napa County Housing Commission  
**FROM:** Emma Moyer, Interim Executive Director  
**REPORT BY:** Alex Carrasco, Project Manager  
**SUBJECT:** Monthly Report from California Human Development Corporation (CHDC)

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### **RECOMMENDATION**

Monthly Report from California Human Development Corporation (CHDC).

### **BACKGROUND**

The Napa County Housing Authority contracts with CHDC, a non-profit organization, with more than 50 years of experience with farmworkers. CHDC staff at each of the three publicly owned farmworker centers (Centers) provide day to day services including enrolling applicants (“lodgers”) into or out of the housing program, collecting rent, maintenance, cleaning, and cooking three meals a day, six days a week. Local zoning ordinance (18.104.010) requires the Centers be occupied for no more than three hundred thirty (330) days in a calendar year and by no more than sixty (60) farmworkers at any one time.

The purpose of this report is for the CHDC Housing Director to provide an overview of property management activities for the reporting period including general operations, maintenance, lodger matters, marketing efforts, and review of accounts receivable balances at each center. The report is intended as informational to support discussion, planning, and recommendations from the commission to property management. Included in this report is CHDC’s monthly occupancy report, which highlights occupancy trends, projected occupancy vs. actual occupancy, and rent revenue.

CHDC’s contractual obligation includes an operational schedule that allows for a total of 59,160 bed nights across the Centers or “Scheduled Capacity - Nights” (page 2 of attached report). The Centers are required (by State) to meet an occupancy rate of 95%, which equates to 56,202 bed nights or “Monthly Projected Nights” (page 2 of attached report).

Fiscal Year 2025-2026 Operating Schedule:

- A. River Ranch Center - Open 07/01/2025; Close 12/27/2025; Reopen 02/02/2026; Total bed nights 19,740
- B. Calistoga Center - Open 07/01/2025; Close 11/22/2025; Reopen 12/28/2025; Total bed nights 19,740
- C. Mondavi Center - Open 07/01/2025; Close 11/15/2025; Reopen 12/22/2025; Total bed nights 19,680

In April 2026, occupancy rates across all three sites increased. The River Ranch Center experienced a 21% increase versus prior month, whereas occupancy at the Calistoga and Mondavi Centers increased by 5-10%.

A. River Ranch Center

1,800 Scheduled Nights; 1,710 Projected Nights; 1,303 Actual Nights; 72% Occupancy Rate

B. Calistoga Center

1,800 Scheduled Nights; 1,710 Projected Nights; 1,787 Actual Nights; 99% Occupancy Rate

C. Mondavi Center

1,800 Scheduled Nights; 1,710 Projected Nights; 1,794 Actual Nights; 100% Occupancy Rate

D. All Centers

5,400 Scheduled Nights; 5,130 Projected Nights; 4,884 Actual Nights; 90% Occupancy rate

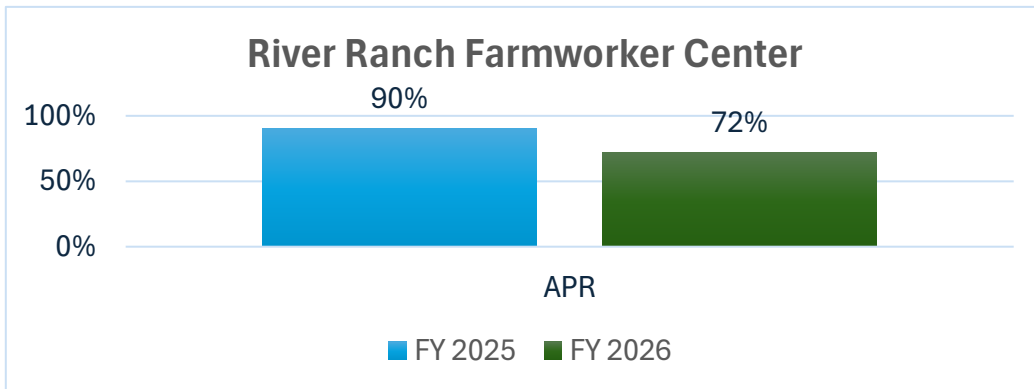
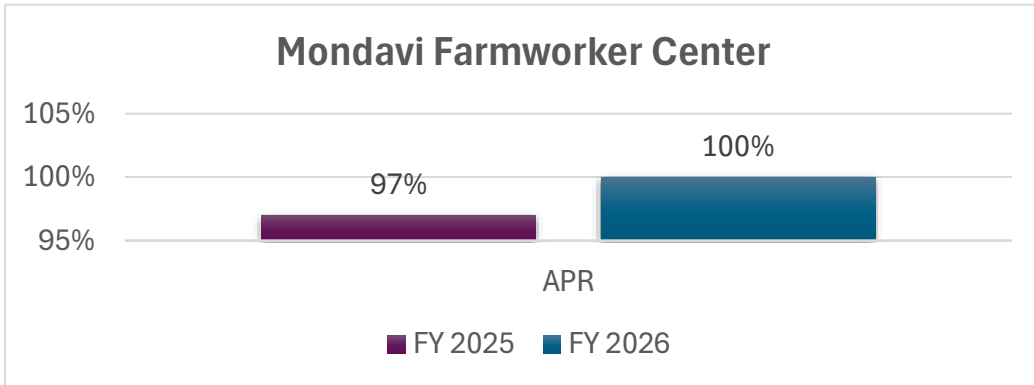
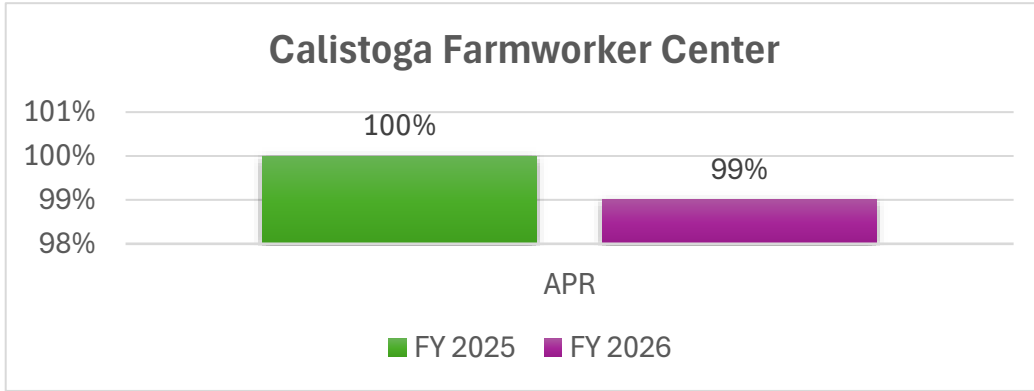
**PROCEDURAL REQUIREMENTS**

1. Staff Report
2. Public Comment
3. Discussion

**ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

# CHDC April 2026 Occupancy Report



All Centers Rent Revenue FY26	
Budget	\$1,016,240
YTD Actual	\$747,972
% of Budget	74%

Calistoga Lodger Rent Revenue FY26	
Budget	\$340,040
YTD Actual	\$271,994
% of Budget	80%

Mondavi Lodger Rent Revenue FY26	
Budget	\$337,240
YTD Actual	\$236,408
% of Budget	70%


River Ranch Lodger Rent Revenue FY26	
Budget	\$338,960
YTD Actual	\$239,570
% of Budget	71%

**CALIFORNIA HUMAN DEVELOPMENT CORPORATION  
NAPA COUNTY FARMWORKER HOUSING CENTERS  
OCCUPANCY REPORT  
FY 2025/2026**

For the period of: 7/1/2025 through 6/30/2026

PLAN	TOTALS	ALL SITES	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	TOTAL
2025-26	Available Capacity - Nights		5,580	5,580	5,400	5,580	3,900	2,460	3,720	4,980	5,580	5,400	5,580	5,400	59,160.00
	Scheduled Capacity - Nights		5,580	5,580	5,400	5,580	3,900	2,460	3,720	4,980	5,580	5,400	5,580	5,400	59,160.00
	Scheduled Occupancy %		95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
	Monthly Projected Nights		5,301	5,301	5,130	5,301	3,705	2,337	3,534	4,731	5,301	5,130	5,301	5,130	56,202.00
	YTD Projected Nights		5,301	10,602	15,732	21,033	24,738	27,075	30,609	35,340	40,641	45,771	51,072	56,202	56,202.00
	Monthly Actual Nights		5,473	5,416	5,065	5,032	3,080	1,836	2,951	3,360	4,368	4,884	-	-	41,465.00
	YTD Actual Nights		5,473	10,889	15,954	20,986	24,066	25,902	28,853	32,213	36,581	41,465	-	-	41,465.00
(1)	YTD Actual Occupancy %		98%	98%	96%	95%	92%	91%	90%	87%	86%	86%	77%	70%	86%
(2)	YTD Projected - Occupancy %		95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
(3)	YTD Occupancy % to Projected		103%	103%	101%	100%	97%	96%	94%	91%	90%	91%	81%	74%	91%
(4)	Monthly Actual Occupancy %		98%	97%	94%	90%	79%	75%	79%	67%	78%	90%	0%	0%	86%
(5)	Monthly Projected Occupancy %		95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
(6)	Monthly Occupancy % to Projected		103%	102%	99%	95%	83%	79%	84%	71%	82%	95%	0%	0%	91%
	Rent Earned		98,514.00	97,488.00	91,170.00	90,576.00	55,440.00	33,048.00	53,118.00	60,480.00	78,624.00	87,912.00	-	-	746,370.00
	Rent Collected		106,434.00	94,094.00	92,444.00	90,900.00	55,080.00	40,712.00	42,138.00	66,330.00	76,284.00	83,556.00	-	-	747,972.00
	Deposits		100,278.00	85,066.00	97,628.00	95,022.00	57,402.00	43,196.00	35,154.00	61,038.00	81,846.00	80,946.00	-	-	737,576.00
	Deposits in Transit		6,146.00	15,174.00	9,990.00	5,868.00	3,546.00	1,062.00	8,046.00	13,338.00	7,776.00	10,386.00	-	-	10,386.00
	YTD NCHA Approved Write Offs														
	Beginning Balance:	N/A	-	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	540.00	-	-	540.00
	YTD Deposits in Transit														
	Beginning Balance:	(10.00)	6,146.00	15,174.00	9,990.00	5,868.00	3,546.00	1,062.00	8,046.00	13,338.00	7,776.00	10,386.00	-	-	10,386.00
	YTD Accounts Receivable														
	Beginning Balance:	3,945.00	7,638.00	9,675.00	10,128.00	9,624.00	3,467.00	4,947.00	12,903.00	13,785.00	14,884.00	15,046.00	-	-	15,046.00
	YTD Prepaid Rents														
	Beginning Balance:	672.00	12,285.00	11,468.00	13,195.00	13,015.00	6,498.00	15,642.00	12,618.00	19,350.00	18,109.00	13,915.00	-	-	13,915.00
	Monthly Vacancy Loss - \$\$		-	432.00	1,638.00	6,102.00	12,744.00	9,018.00	10,494.00	24,678.00	16,794.00	7,326.00	-	-	89,226.00
	YTD Vacancy Loss - \$\$		-	432.00	2,070.00	8,172.00	20,916.00	29,934.00	40,428.00	65,106.00	81,900.00	89,226.00	-	-	89,226.00
	Monthly Vacancy Loss - Nights		-	24	91	339	708	501	583	1,371	933	407	-	-	4,957.00
	YTD Vacancy Loss - Nights		-	24	115	454	1,162	1,663	2,246	3,617	4,550	4,957	-	-	4,957.00
	Vacancy Loss based on Projected Occupancy by Site														

I certify that this report is a true and accurate presentation of actual occupancy and earned rent revenue during the reporting period and that these occupancy and earned rent figures were collected in accordance with the purpose and conditions of the contract referenced above.

 05/14/26  
Supervisor: CFO, and/or Housing Director Date  
California Human Development Corporation

 05/14/2026  
Prepared by: Michael S Whitt, Senior Accountant Date  
California Human Development Corporation

- (1) YTD actual nights divided by YTD scheduled capacity nights
- (2) YTD projected nights divided by YTD scheduled capacity nights
- (3) YTD actual nights divided by YTD projected capacity nights
- (4) Monthly actual nights divided by scheduled capacity nights
- (5) Monthly projected nights divided by monthly scheduled capacity nights
- (3) Monthly actual nights divided by YTD projected capacity nights

CALIFORNIA HUMAN DEVELOPMENT CORPORATION  
 NAPA COUNTY FARMWORKER HOUSING CENTERS  
 OCCUPANCY REPORT  
 FY 2025/2026

For the period of: 7/1/2025 through 6/30/2026

CALISTOGA		JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	TOTAL
<b>2025-26</b>	<b>Available Capacity - Nights</b>	1,860	1,860	1,800	1,860	1,260	240	1,860	1,680	1,860	1,800	1,860	1,800	19,740.00
	<b>Scheduled Capacity - Nights</b>	1,860	1,860	1,800	1,860	1,260	240	1,860	1,680	1,860	1,800	1,860	1,800	19,740.00
	<b>Scheduled Occupancy %</b>	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
	<b>Monthly Projected Nights</b>	1,767	1,767	1,710	1,767	1,197	228	1,767	1,596	1,767	1,710	1,767	1,710	18,753.00
	<b>YTD Projected Nights</b>	1,767	3,534	5,244	7,011	8,208	8,436	10,203	11,799	13,566	15,276	17,043	18,753	18,753.00
	<b>Monthly Actual Nights</b>	1,810	1,843	1,736	1,766	849	201	1,759	1,499	1,759	1,787	-	-	15,009.00
	<b>YTD Actual Nights</b>	1,810	3,653	5,389	7,155	8,004	8,205	9,964	11,463	13,222	15,009			15,009.00
	<b>YTD Actual Occupancy %</b>	97%	98%	98%	97%	93%	92%	93%	92%	93%	93%			93%
	<b>YTD Projected - Occupancy %</b>	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%			95%
	<b>YTD Occupancy % to Projected</b>	102%	103%	103%	102%	98%	97%	98%	97%	97%	98%			98%
	<b>Monthly Actual Occupancy %</b>	97%	99%	96%	95%	67%	84%	95%	89%	95%	99%			93%
	<b>Monthly Projected Occupancy %</b>	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%			95%
	<b>Monthly Occupancy % to Projected</b>	102%	104%	102%	100%	71%	88%	100%	94%	100%	105%			98%
	<b>Rent Earned</b>	32,580.00	33,174.00	31,248.00	31,788.00	15,282.00	3,618.00	31,662.00	26,982.00	31,662.00	32,166.00			270,162.00
	<b>Rent Collected</b>	33,894.00	30,906.00	30,816.00	31,590.00	16,866.00	10,652.00	24,066.00	28,728.00	31,230.00	33,246.00			271,994.00
	Deposits	31,446.00	29,628.00	33,876.00	28,458.00	20,664.00	10,580.00	20,916.00	24,462.00	35,550.00	33,696.00			269,276.00
	Deposits in Transit	2,438.00	\$3,716.00	\$656.00	\$3,788.00	(10.00)	62.00	3,212.00	7,478.00	3,158.00	2,708.00			2,708.00
	<b>YTD NCHA Approved Write Offs</b>													
	Beginning Balance:	N/A	-	-	-	-	-	-	-	-	-			-
	<b>YTD Deposits in Transit</b>													
	Beginning Balance:	(10.00)	2,438.00	3,716.00	656.00	3,788.00	(10.00)	62.00	3,212.00	7,478.00	3,158.00	2,708.00		2,708.00
	<b>YTD Accounts Receivable</b>													
	Beginning Balance:	400.00	2,938.00	3,478.00	4,108.00	4,216.00	400.00	1,880.00	8,396.00	8,504.00	7,550.00	3,698.00		3,698.00
	<b>YTD Prepaid Rents</b>													
	Beginning Balance:	68.00	3,920.00	2,192.00	2,390.00	2,300.00	68.00	8,582.00	7,502.00	9,356.00	7,970.00	5,198.00		5,198.00
	<b>Monthly Vacancy Loss - \$\$</b>	-	-	-	18.00	6,264.00	486.00	144.00	1,746.00	144.00	-			8,802.00
	<b>YTD Vacancy Loss - \$\$</b>	-	-	-	18.00	6,282.00	6,768.00	6,912.00	8,658.00	8,802.00	8,802.00			8,802.00
	<b>Monthly Vacancy Loss - Nights</b>	-	-	-	1	348	27	8	97	8	-			489.00
	<b>YTD Vacancy Loss - Nights</b>	-	-	-	1	349	376	384	481	489	489			489.00
	Vacancy Loss based on Projected Occupancy													

CALIFORNIA HUMAN DEVELOPMENT CORPORATION  
 NAPA COUNTY FARMWORKER HOUSING CENTERS  
 OCCUPANCY REPORT  
 FY 2025/2026

For the period of: 7/1/2025 through 6/30/2026

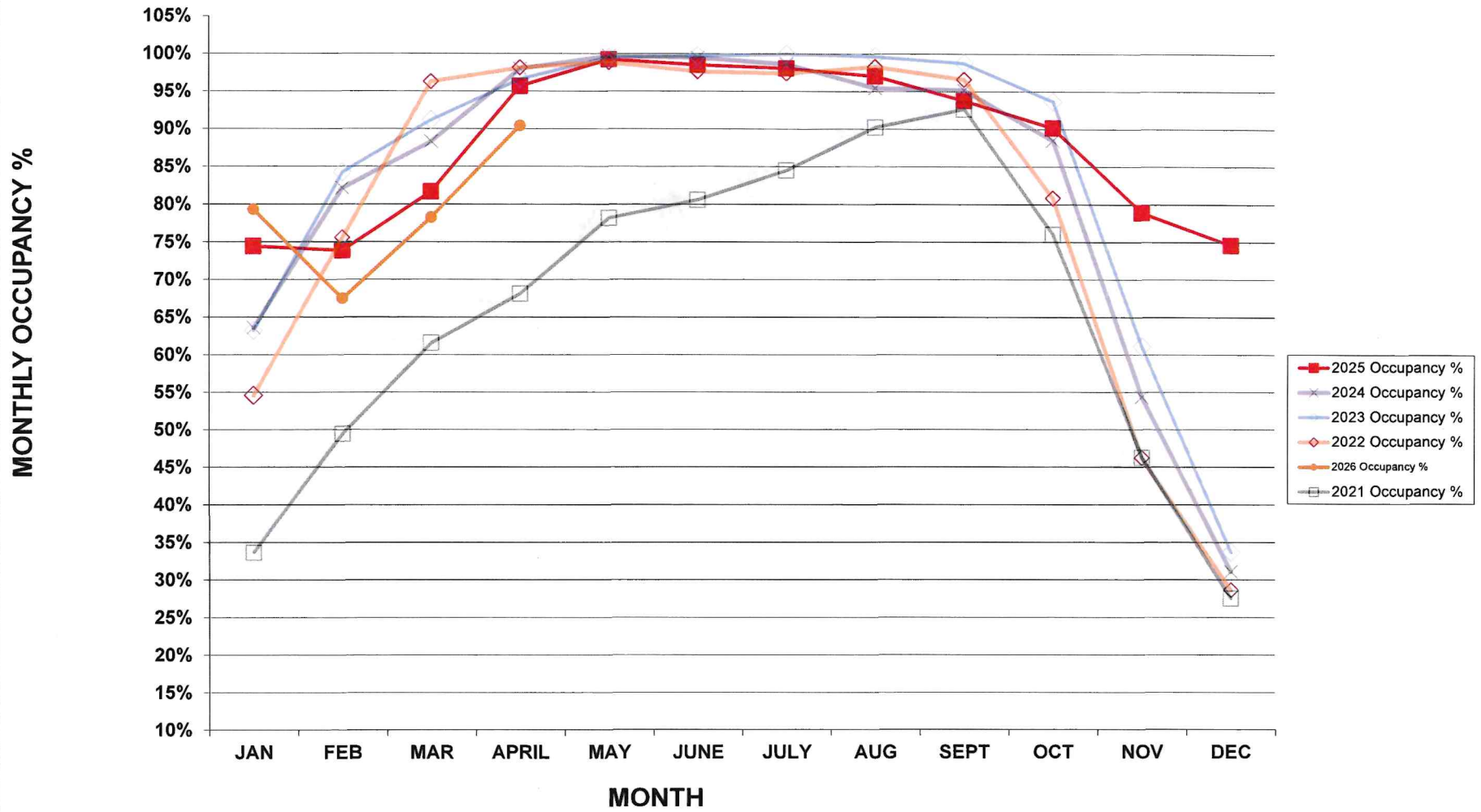
MONDAVI	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	TOTAL
<b>2025-26 Available Capacity - Nights</b>	1,860	1,860	1,800	1,860	840	600	1,860	1,680	1,860	1,800	1,860	1,800	19,680.00
Scheduled Capacity - Nights	1,860	1,860	1,800	1,860	840	600	1,860	1,680	1,860	1,800	1,860	1,800	19,680.00
Scheduled Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
Monthly Projected Nights	1,767	1,767	1,710	1,767	798	570	1,767	1,596	1,767	1,710	1,767	1,710	18,696.00
YTD Projected Nights	1,767	3,534	5,244	7,011	7,809	8,379	10,146	11,742	13,509	15,219	16,986	18,696	18,696.00
Monthly Actual Nights	1,846	1,830	1,646	1,429	438	231	1,192	1,167	1,667	1,794	-	-	13,240.00
YTD Actual Nights	1,846	3,676	5,322	6,751	7,189	7,420	8,612	9,779	11,446	13,240			13,240.00
YTD Actual Occupancy %	99%	99%	96%	91%	87%	84%	81%	79%	80%	83%			83%
YTD Projected - Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%			95%
YTD Occupancy % to Projected	104%	104%	101%	96%	92%	89%	85%	83%	85%	87%			87%
Monthly Actual Occupancy %	99%	98%	91%	77%	52%	39%	64%	69%	90%	100%			83%
Monthly Projected Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%			95%
Monthly Occupancy % to Projected	104%	104%	96%	81%	55%	41%	67%	73%	94%	105%			87%
Rent Earned	33,228.00	32,940.00	29,628.00	25,722.00	7,884.00	4,158.00	21,456.00	21,006.00	30,006.00	32,292.00			238,320.00
Rent Collected	34,722.00	33,138.00	30,218.00	23,148.00	8,478.00	10,350.00	18,072.00	22,266.00	28,836.00	27,180.00			236,408.00
Deposits	33,894.00	27,422.00	32,198.00	27,720.00	8,478.00	9,342.00	14,238.00	21,420.00	31,788.00	27,018.00			233,518.00
Deposits in Transit	828.00	6,544.00	4,564.00	(8.00)	(8.00)	1,000.00	4,834.00	5,680.00	2,728.00	2,890.00			2,890.00
YTD NCHA Approved Write Offs													
Beginning Balance:	N/A	-	870.00	870.00	870.00	870.00	870.00	870.00	870.00	870.00			870.00
YTD Deposits in Transit													
Beginning Balance:	-	828.00	6,544.00	4,564.00	(8.00)	(8.00)	1,000.00	4,834.00	5,680.00	2,728.00	2,890.00		2,890.00
YTD Accounts Receivable													
Beginning Balance:	2,186.00	2,819.00	4,360.00	4,309.00	3,697.00	1,248.00	1,608.00	3,048.00	3,390.00	5,101.00	8,179.00		8,179.00
YTD Prepaid Rents													
Beginning Balance:	98.00	2,225.00	4,834.00	5,373.00	2,187.00	332.00	6,884.00	4,940.00	6,542.00	7,083.00	5,049.00		5,049.00
Monthly Vacancy Loss - \$\$	-	-	1,152.00	6,084.00	6,480.00	6,102.00	10,350.00	7,722.00	1,800.00	-	-	-	39,690.00
YTD Vacancy Loss - \$\$	-	-	1,152.00	7,236.00	13,716.00	19,818.00	30,168.00	37,890.00	39,690.00	39,690.00			39,690.00
Monthly Vacancy Loss - Nights	-	-	64	338	360	339	575	429	100	-	-	-	2,205.00
YTD Vacancy Loss - Nights	-	-	64	402	762	1,101	1,676	2,105	2,205	2,205			2,205.00
Vacancy Loss based on Projected Occupancy													

CALIFORNIA HUMAN DEVELOPMENT CORPORATION  
 NAPA COUNTY FARMWORKER HOUSING CENTERS  
 OCCUPANCY REPORT  
 FY 2025/2026

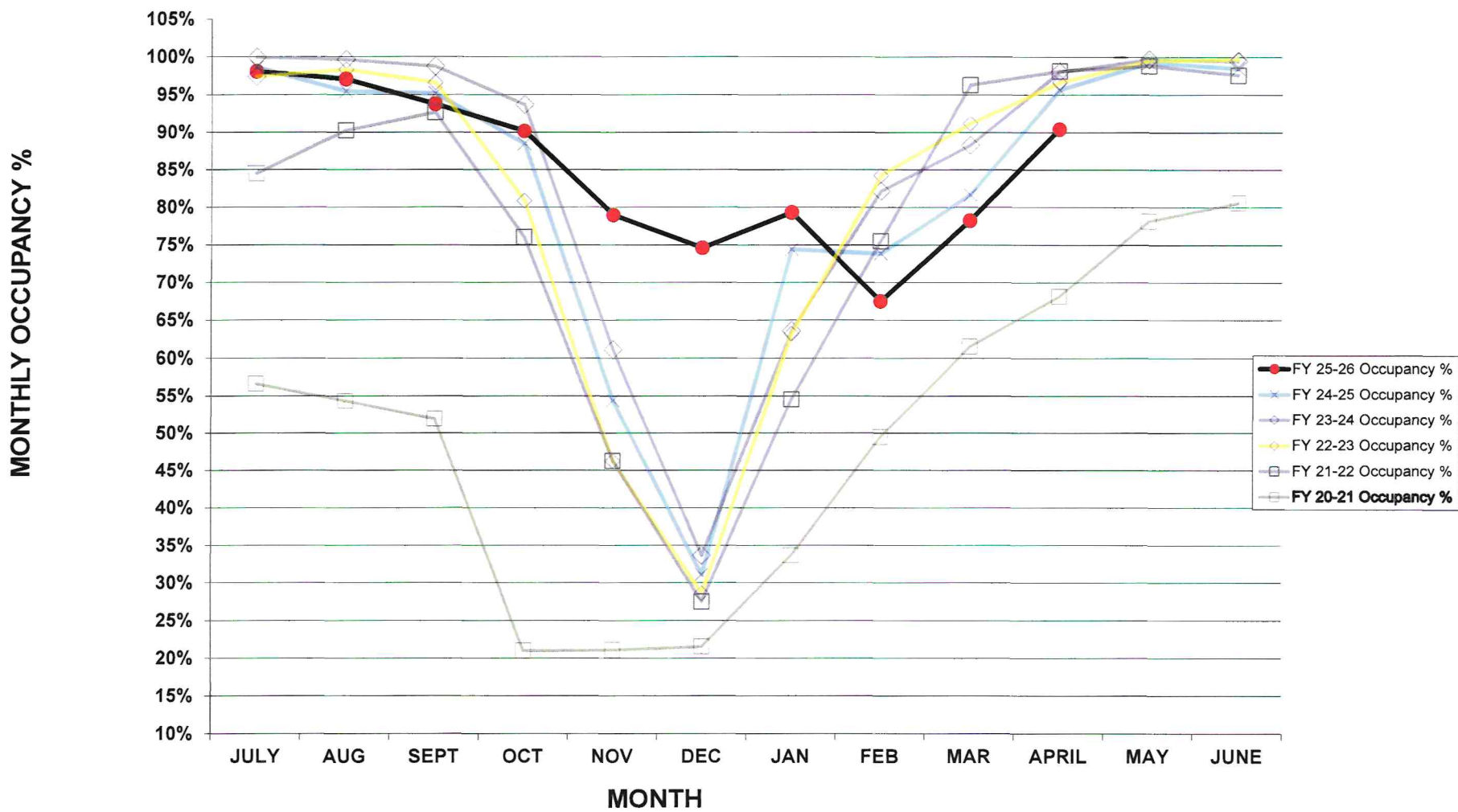
For the period of: 7/1/2025 through 6/30/2026

RIVER RANCH		JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	TOTAL
2025-26	Available Capacity - Nights	1,860	1,860	1,800	1,860	1,800	1,620	-	1,620	1,860	1,800	1,860	1,800	19,740.00
	Scheduled Capacity - Nights	1,860	1,860	1,800	1,860	1,800	1,620	-	1,620	1,860	1,800	1,860	1,800	19,740.00
	Scheduled Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
	Monthly Projected Nights	1,767	1,767	1,710	1,767	1,710	1,539	-	1,539	1,767	1,710	1,767	1,710	18,753.00
	YTD Projected Nights	1,767	3,534	5,244	7,011	8,721	10,260	10,260	11,799	13,566	15,276	17,043	18,753	18,753.00
	Monthly Actual Nights	1,817	1,743	1,683	1,837	1,793	1,404	-	694	942	1,303	-	-	13,216.00
	YTD Actual Nights	1,817	3,560	5,243	7,080	8,873	10,277	10,277	10,971	11,913	13,216			13,216.00
	YTD Actual Occupancy %	98%	96%	95%	96%	97%	95%	95%	88%	83%	82%			82%
	YTD Projected - Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%			95%
	YTD Occupancy % to Projected	103%	101%	100%	101%	102%	100%	100%	93%	88%	87%			87%
	Monthly Actual Occupancy %	98%	94%	94%	99%	100%	87%	0%	43%	51%	72%			82%
	Monthly Projected Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%			95%
	Monthly Occupancy % to Projected	103%	99%	98%	104%	105%	91%	0%	45%	53%	76%			87%
	Rent Earned	32,706.00	31,374.00	30,294.00	33,066.00	32,274.00	25,272.00	-	12,492.00	16,956.00	23,454.00			237,888.00
	Rent Collected	37,818.00	30,050.00	31,410.00	36,162.00	29,736.00	19,710.00	-	15,336.00	16,218.00	23,130.00			239,570.00
	Deposits	34,938.00	28,016.00	31,554.00	38,844.00	28,260.00	23,274.00	-	15,156.00	14,508.00	20,232.00			234,782.00
	Deposits in Transit	2,880.00	4,914.00	4,770.00	2,088.00	3,564.00	-	-	180.00	1,890.00	4,788.00			4,788.00
	YTD NCHA Approved Write Offs													
	Beginning Balance:	N/A	-	(330.00)	(330.00)	(330.00)	(330.00)	(330.00)	(330.00)	(330.00)	(330.00)			(330.00)
	YTD Deposits in Transit													
	Beginning Balance:	-	2,880.00	4,914.00	4,770.00	2,088.00	3,564.00	-	-	180.00	1,890.00	4,788.00		4,788.00
	YTD Accounts Receivable													
	Beginning Balance:	1,359.00	1,881.00	1,837.00	1,711.00	1,711.00	1,819.00	1,459.00	1,459.00	1,891.00	2,233.00	3,169.00		3,169.00
	YTD Prepaid Rents													
	Beginning Balance:	506.00	6,140.00	4,442.00	5,432.00	8,528.00	6,098.00	176.00	176.00	3,452.00	3,056.00	3,668.00		3,668.00
	Monthly Vacancy Loss - \$\$	-	432.00	486.00	-	-	2,430.00	-	15,210.00	14,850.00	7,326.00			40,734.00
	YTD Vacancy Loss - \$\$	-	432.00	918.00	918.00	918.00	3,348.00	3,348.00	18,558.00	33,408.00	40,734.00			40,734.00
	Monthly Vacancy Loss - Nights	-	24	27	-	-	135	-	845	825	407			2,263.00
	YTD Vacancy Loss - Nights	-	24	51	51	51	186	186	1,031	1,856	2,263			2,263.00
	Vacancy Loss based on Projected Occupancy													

## NC FW HSNG CENTERS - OCCUPANCY ANALYSIS



### NC FW HSNNG CENTERS - OCCUPANCY FISCAL ANALYSIS





# Napa County

## Board Agenda Letter

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559  
www.napacounty.gov  
Main: (707) 253-4580

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Housing Commission

**Agenda Date:** 5/27/2026

**File ID #:** 26-1178

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**TO:** Napa County Housing Commission  
**FROM:** Emma Moyer, Interim Executive Director  
**REPORT BY:** Alex Carrasco, Project Manager  
**SUBJECT:** Monthly report on capital improvement projects

---

### **RECOMMENDATION**

Monthly report on capital improvement projects. For discussion only, no action needed.

### **BACKGROUND**

The Napa County Housing Authority (Authority) owns and oversees three farmworker housing centers (Centers) located in Calistoga (Calistoga Center), St. Helena (River Ranch Center), and Napa (Mondavi Center). Each Center offers dorm style housing to sixty (60) farmworkers, or one hundred and eighty (180) total, who support Napa County's world renowned agriculture industry. To maintain daily functionality as well as long term sustainability, Authority staff regularly consult with property management, preventative maintenance contractors, and the Public Works Department to plan for capital improvement projects, facility repairs, and equipment needs. The coordinated planning and communication help ensure that all parties involved deliver high quality services for all residents, meet safety and compliance requirements, invest in infrastructure, and boost occupancy rates to deliver strong financial performance. Between fiscal year 2024 to present, the Authority, with support of local and state donations, has invested approximately \$360,000 to repair or replace critical needs including heating, ventilation, and air conditioning, kitchen equipment, fire suppression, water treatment, and walkways.

The purpose of this monthly report is to provide a high level overview of current and anticipated capital improvement projects, facility repairs, and equipment needs identified by preventative maintenance contractors, property management, and/or staff. The enclosed list was sorted by health and safety impact needs and projects are ranked "High", "Medium", and "Low" priority. Funding sources are noted (where applicable) for each project. Information presented is preliminary and subject to change as projects are further evaluated, scoped, and estimates are refined. This report is intended for discussion purposes only, no action needed at this time.

### **PROCEDURAL REQUIREMENTS**

1. Staff Report.
2. Public Comment.
3. Discussion.

**ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

Capital Improvement Projects, Capital Asset Replacements

Date: May 2026

Projects - High Priority						
Description	Priority	Center	Estimate	Committed Funding	Balance	Funding Source
Central Air Conditioning Installation	High Priority	RR	\$300,000	\$0.00	TBD	TBD
Roof and Gutter Replacement	High Priority	CAL	\$75,000	\$75,000	\$0.00	Donation
Walk-in Refrigerator Condensing Unit Replacement	High Priority	RR	\$20,000	\$20,000	\$0	Donation
Walk-in Refrigerator Condensing Unit Replacement	High Priority	CAL	\$20,000	\$20,000	\$0	Donation
Replace Fire Alarms	High Priority	RR	\$17,728	\$0	\$17,728	TBD
Door Replacement	High Priority	CAL	\$13,000	\$13,000	\$0	Donation
Replace Fire Alarms	High Priority	MON	\$8,912	\$0	\$8,912	TBD



# Napa County

## Board Agenda Letter

1195 THIRD STREET  
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NAPA, CA 94559  
www.napacounty.gov  
Main: (707) 253-4580

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Housing Commission

**Agenda Date:** 5/27/2026

**File ID #:** 26-1183

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**TO:** Napa County Housing Commission  
**FROM:** Emma Moyer, Interim Executive Director  
**REPORT BY:** Alex Carrasco, Project Manager  
**SUBJECT:** Joe Serna, Jr. Farmworker Housing Grant Program Renewal

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### **RECOMMENDATION**

Monthly report on the renewal process for the Joe Serna, Jr. Farmworker Housing Grant Program (Serna Grant). No action needed.

### **BACKGROUND**

The purpose of the Joe Serna, Jr. Farmworker Housing Grant Program (Serna Grant) is to fund new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households. The program is administered by the Housing and Community Development, a department of the state of California.

In 2019, the Napa County Housing Authority (Authority) was awarded Serna Grant funding in the amount of \$250,000 annually for a term not to extend beyond ten (10) years. Eligible uses of the funding are limited to maintenance and operations of the three-county owned farmworker centers. In exchange, the Authority agreed to continue to serve the needs of migrant farm workers in Napa County for twenty-five years from the first year of disbursement (2020).

Staff are engaged in a concerted effort to extend the existing agreement for an additional ten years, and increase the annual contribution to \$500,000. The purpose of today's report is to provide the commission with an update on such efforts. No action needed.

### **PROCEDURAL REQUIREMENTS**

1. Staff Report
2. Public Comment
3. Discussion

**ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

# AB 1890 Timeline

## Where AB1890 Currently Sits

Introduced: **Feb 12, 2026** Passed Policy Committee: **March 25, 2026** → Sent to Appropriations

We are **between Gate 2 and Gate 3** - the budget scrutiny phase.

### The “Transitions” We Care About

**Gate 1** = Policy → Budget Authority

- **March 25** (actual for AB1890) System deadline: **April 24**
- This was the biggest conceptual shift (idea → cost)

**Gate 2** = Budget Committee → Floor

- **May 15 deadline** If it doesn't clear Appropriations (incl. Suspense) it's effectively dead for the year

**Gate 3** = Floor → Budget Negotiation Window

- **May 29 (House of Origin)** Bills still alive influence **June 15** budget deal

**Gate 4** = First House → Second House Reset

- After May 29, process repeats: Policy → **July 2** Approps → **Aug 14**

**Gate 5** = Legislature → Governor

- **Aug 31 – Sep 30**



# Napa County

## Board Agenda Letter

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Housing Commission

**Agenda Date:** 5/27/2026

**File ID #:** 26-1103

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**TO:** Napa County Housing Commission  
**FROM:** Tracy Schulze, Auditor-Controller  
**REPORT BY:** Christine Hernandez, Deputy Auditor-Controller  
**SUBJECT:** Internal Audit Quarterly Compliance Review for Napa County Housing Authority for the Quarter Ended March 31, 2026

---

### **RECOMMENDATION**

Receive and accept the Auditor-Controller's Quarterly Compliance Review for the Napa County Housing Authority for the quarter ended March 31, 2026. (Fiscal Impact: None, Discretionary)

### **EXECUTIVE SUMMARY**

The Napa County Housing Authority (Authority), established under California Health and Safety Code Section 34200 et seq., provides safe, affordable housing for farmworkers who support Napa County's agricultural industry through three farmworker housing centers located in St. Helena, Calistoga, and Napa.

The Napa County Housing Commission serves in an advisory capacity to both the Authority and the Napa County Board of Supervisors, with responsibilities that include oversight of the housing centers and review of affordable housing funding requests.

Day-to-day operations of the Centers are managed by the Community Housing Development Corporation (CHDC) under contract with the Authority. CHDC is responsible for collecting lodger fees, maintaining required tenant documentation, managing petty cash and deposits, preparing occupancy and rent reports, and overseeing facility maintenance.

To support accountability and compliance, the Napa County Auditor-Controller's Office conducts quarterly monitoring reviews of CHDC's adherence to the Authority's policies and procedures during fiscal year 2025-26.

Based on our review, we conclude that, overall, CHDC was in compliance with the policies and procedures established by the Authority's Board of Directors for the quarter ended March 31, 2026.

While the audit yielded a positive outcome, the auditors provided several observations and recommendations related to receipt practices. In response, Authority staff are actively working to review and strengthen the applicable policies and procedures to address the recommendations and further support consistent, accurate receipt issuance going forward.

Action Requested: Receive and accept the Auditor-Controller's Quarterly Compliance Review for the Napa County Housing Authority for the quarter ended March 31, 2026.

### **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.



A Tradition of Stewardship  
A Commitment to Service

## **Napa County Housing Authority Quarterly Internal Controls Review**

For the period of January 1, 2026 to  
March 31, 2026

**Tracy A. Schulze**  
**Auditor-Controller**

Internal Audit Section  
May 19, 2026

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**Internal Audit Team**

Christine Hernandez - Deputy Auditor-Controller  
Nicholas Kittredge - Grant Compliance & Internal Audit  
Omar Lopez - Internal Audit



A Tradition of Stewardship  
A Commitment to Service

**Auditor-Controller**  
1195 Third Street · Room B10  
Napa, CA 94559

Main: (707) 253-4551  
Fax: (707) 226-9065  
[www.countyofnapa.org](http://www.countyofnapa.org)

**Tracy A. Schulze**  
Auditor-Controller

May 19, 2026

Napa County Housing Authority  
Napa, CA

### **Executive Summary**

The Internal Audit section of the Napa County Auditor-Controller's Office (Internal Audit) has completed its quarterly monitoring of the Napa County Housing Authority (the "Authority") for the quarter ended March 31, 2026.

This review was conducted in accordance with professional auditing standards applicable to the public sector, which require that engagements be performed with integrity, objectivity, competence, due professional care, and confidentiality.

Based on our review, we conclude that, overall, California Human Development Corporation (CHDC) was in compliance with the policies and procedures established by the Authority's Board of Directors for the quarter ended March 31, 2026, subject to the observations noted in this report.

This report is a matter of public record and is intended solely for the information and use of the Napa County Housing Commission's Commissioners, the Authority's Board of Directors, the Napa County Board of Supervisors, Chief Executive Officer, and CHDC management.

I'd like to thank CHDC, the Authority's staff, and the Internal Audit team for their professionalism, collaboration, and expertise throughout this engagement.

Sincerely,

*Tracy A. Schulze*

Tracy A. Schulze  
Auditor-Controller

**Napa County Housing Authority  
Internal Controls Review  
For the Quarter Ended March 31, 2026**

**Background and Authority**

The Napa County Housing Authority (Authority) is a public housing authority established pursuant to California Health and Safety Code Section 34200 et seq. The Authority owns and oversees three farmworker housing centers (Centers) located in Napa County:

- 1) The River Ranch Farmworker Housing Center ("River Ranch Center"), located at 1109 Silverado Trail, St. Helena
- 2) The Calistoga Farmworker Housing Center ("Calistoga Center"), located at 3996 N. St Helena Highway, Calistoga
- 3) The Mondavi Farmworker Housing Center ("Mondavi Center"), located at 5585 Silverado Trail, Napa

The Authority's mission is to provide safe, affordable housing for farmworkers, particularly those in the migrant and seasonal workforce who support Napa County's agricultural industry.

Reconstituted in late 2015, the Napa County Housing Commission (NCHC) serves as an advisory body to both the Authority and the Napa County Board of Supervisors. Its responsibilities were expanded beyond oversight of the three Centers to include review of projects requesting County Affordable Housing Fund support.

The Authority contracts with the Community Housing Development Corporation (CHDC), a nonprofit organization, to manage the day-to-day operations of the Centers. CHDC assigns on-site staff, including Center Managers and a Fiscal Analyst, who are responsible for:

- Collecting lodger fees in accordance with the rates and policies approved by the Authority's Board of Directors (currently \$18 per day);
- Maintaining complete lodger files, including a signed rental agreement, photo identification, and verification of agricultural employment;
- Managing petty cash funds not exceeding \$250 and ensuring all cash receipts are promptly deposited;
- Preparing occupancy and rent reports; and
- Overseeing facility maintenance and repairs.

To promote accountability and compliance, the Napa County Auditor-Controller's Office conducts quarterly monitoring reviews of CHDC's adherence to the Authority's policies and procedures during fiscal year 2025-26.

**Napa County Housing Authority  
Internal Controls Review  
For the Quarter Ended March 31, 2026**

**Objective and Scope**

The primary objective of this engagement was to evaluate the CHDC's compliance with the policies and procedures established by the Napa County Housing Authority's Board of Directors.

The scope of the review encompassed an examination of CHDC's operational and financial records, as well as relevant Authority oversight documentation, for the quarter ended March 31, 2026. The review focused on determining whether CHDC's management of the three farmworker housing centers was conducted in accordance with applicable Authority policies, contractual requirements, and internal control standards.

**Procedures**

To achieve our audit objective, our procedures included, but were not limited to, the following:

**1. Revenues**

- a. Reconciled lodger and staff rent revenues in the general ledger to CHDC's records

**2. Accounts Receivable**

- a. Reported accounts receivable for lodgers who departed the farmworker center with rents due
- b. Reported accounts receivable for current lodgers with a rents due balance of \$540 (\$18 daily rate x 30 days) or more
- c. Reported recommended accounts receivable write-offs schedule by each center including lodger count (**Exhibit A**)

**3. Prepaids**

- a. Reported prepaid rents for lodgers who departed from the farmworker centers
- b. Reported prepaids for current lodgers with prepaid balances
- c. Reported recommended prepaid write-offs schedule by each center including lodger count (**Exhibit B**)

**4. Collections and Deposits**

- a. Selected a sample of all deposits for the quarter and traced back to Occupancy reports for accuracy and completeness
- b. Verified collection receipts are in numerical sequence
- c. Verified physical rent receipt numbers on sampled deposits are entered correctly on the Occupancy reports
- d. Verified bank deposits are processed timely when revenue exceeds \$3,200
- e. Verified lodger rent agrees with number of room nights on receipt

**Napa County Housing Authority  
Internal Controls Review  
For the Quarter Ended March 31, 2026**

- f. Verified receipts are accurate (i.e., signature, method of payment, lodger number or voided properly)
- g. Verified lodger rent was not paid in arrears (i.e., rents paid for prior periods of occupancy over two weeks)

**5. Donations**

- a. Verified reporting for all cash and non-cash donations

**Observations**

**Collections & Deposits**

Internal audit selects and reviews a sample of deposits and rent receipts completed for each center each quarter to confirm compliance with established requirements. Internal audit typically reviews no less than 20% of all transactions to ensure meaningful coverage and to identify opportunities for improvement. When discrepancies or incomplete documentation are identified, additional samples are selected to verify adherence to the criteria outlined in Section 4. Collections and Deposits.

For quarter ended March 31, 2026, Internal Audit reviewed 44% of deposits for Calistoga, 57% for River Ranch, and 47% for Mondavi. During testing, a small number of items were noted where supporting documentation or clarity could be improved to demonstrate compliance with the policy. These instances are summarized below for follow-up and clarification.

**Calistoga Center**

- **Receipt #168362, #168397, #168420** – Lodger room number on the cash receipt does not agree the room number listed on the Calistoga Center Rent Report.
- **Receipt #168465** – Lodger ID is omitted from the cash receipt.

**River Ranch Center**

- **Receipt #022821** – Lodger room number on the cash receipt does not agree the room number listed on the River Ranch Center Rent Report.
- **Receipt #022845** – Lodger ID number on the cash receipt does not agree the Lodger ID number listed on the River Ranch Center Rent Report.
- **Receipt #022848** – Total number of lodger bed nights is omitted from the cash receipt.
- **Receipt #022880** – Lodger name on the cash receipt does not agree to the Lodger name listed on the River Ranch Center Rent Report.

**Napa County Housing Authority  
Internal Controls Review  
For the Quarter Ended March 31, 2026**

**Mondavi Center**

- **Receipt #168158** – Lodger ID on the receipt does not agree to the Lodger ID listed on the rent report.
- **Receipt #168188, #168325** – Lodger room number on the cash receipt does not agree to the room number listed on the Mondavi Center rent report.
- **Receipt #168244, #168323** – Lodger room number is omitted from the cash receipt.
- **Receipt #168363** – Lodger room number and lodger name on the cash receipt do not agree to the Mondavi Center rent report.

**Conclusion and Recommendations**

The types of discrepancies identified this quarter are consistent with those noted in prior reviews. While none were material in nature, they do suggest opportunities to strengthen internal controls and reinforce documentation practices. Because cash transactions inherently carry higher risk, maintaining complete and clearly cross-referenced records between receipts and deposit documentation remains an important safeguard for both CHDC and the Authority.

Since completing this review, Internal Audit understands that Authority staff are actively working to evaluate and strengthen the applicable policies and procedures to address the recommendations identified and further support consistent, accurate receipt issuance going forward. Internal Audit will collaborate with Authority staff in reviewing proposed policy and procedure updates to help ensure expectations are clearly defined, practical, and uniformly applied across all Centers.

**Recommendation:**

A secondary review of Lodger information listed on the receipt should be cross examined against Lodger Information within montly rent reports to ensure accurcay and completeness.

**Napa County Housing Authority  
Internal Controls Review  
For the Quarter Ended March 31, 2026**

**Exhibit A**

**Accounts Receivable Schedule**

<b>Category</b>	<b>Amounts</b>
Lodgers, departed for at least 18 months (Recommended for write-off)	<b>\$ 1,420</b>
Lodgers, departed less than 18 months	2,987
Lodgers, current delinquent tenants with at least \$540 balance due	2,574
Lodgers, current tenants with less than \$540 balance due	7,795
<b>Total Accounts Receivable</b>	<b>\$ 14,776</b>

**Recommended Accounts Receivable Write-offs  
by Center**

*(Lodgers, departed for at least 18 months)*

<b>Center</b>	<b>Lodger Count</b>	<b>Amounts</b>
River Ranch Center	2	\$ 424
Mondavi Center	4	772
Calistoga Center	1	224
<b>Total Recommended A/R Write-offs</b>	<b>7</b>	<b>\$ 1,420</b>

**Napa County Housing Authority  
Internal Controls Review  
For the Quarter Ended March 31, 2026**

**Exhibit B**

**Prepaid Schedule**

<b>Category</b>	<b>Amounts</b>
Lodgers, departed for at least 18 months (Recommended Prepaid Write-Offs)	\$ 223
Lodgers, departed less than 18 months	952
Lodgers, current tenants with prepaid balances	17,244
<b>Total Prepays</b>	<b>\$ 18,419</b>

**Recommended Prepaid Write-offs by Center**

*(Lodgers, departed for at least 18 months)*

<b>Center</b>	<b>Lodger Count</b>	<b>Amounts</b>
River Ranch Center	2	\$ 176
Mondavi Center	1	47
<b>Total Recommended Prepaid Write-Offs</b>	<b>4</b>	<b>\$ 223</b>