

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda - Final

SPECIAL MEETING

Tuesday, June 30, 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 (Meeting ID: 817 0013 3591) or listen on Zoom by calling 1-669-900-6833 (Meeting ID: 817 0013 3591).

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. Meeting ID 817 0013 3591, or listen on Zoom by calling 1-669-900-6833. Meeting ID 817 0013 3591. AND use the raise hand feature; or
- B. Email your comment to 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

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

[26-1297](#)

Attachments: [Minutes](#)

4. SET MATTERS OR PUBLIC HEARING ITEMS

5. CONSENT ITEMS

6. MONTHLY REPORTS

Monthly Report from California Human Development Corporation (CHDC).

[26-1298](#)

Attachments: [Occupancy Report](#)

Monthly report on the renewal process for the Joe Serna, Jr. Farmworker Housing Grant Program (Serna Grant). No action needed. [26-1301](#)

Attachments: [AB1890 Timeline](#)

Monthly report on capital improvement projects. For discussion only, no action needed. [26-1311](#)

Attachments: [CIP List](#)

Receive an update from the Female Farmworker Housing Subcommittee and appoint a new Subcommittee member. [26-1349](#)

7. ADMINISTRATIVE ITEMS

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 JUNE 25, 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

Housing Commission

Agenda Date: 6/30/2026

File ID #: 26-1297

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

RECOMMENDATION

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

BACKGROUND

Executive Director of Housing Authority requests approval of minutes for the meeting of May 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**

May 22, 2026

Draft Summary of the Proceedings

1. Call to Order/Roll Call

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

2. Public Comment

None.

3. Approval of Minutes

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

Motion Text: Approval of Minutes
Voting Yes: Commissioners Myers, Rios, Solorio, and Swanton
Abstain: None
Result: Passed

4. Set Matters or Public Hearing Items

None.

5. Consent

None.

6. Monthly Reports

A. Monthly report California Human Development Corporation (CHDC).

Presentation by Gabriela Valencia, CHDC Housing Director. Occupancy – Calistoga 60, Mondavi 60, River Ranch 59. No public comment. Discussion held.

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

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

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

Presentation by Jennifer Palmer, Assistant CEO. Assembly Bill 1890 introduced on February 12, 2026. The bill is now out of the House and headed to the Senate. No public comment. Discussion held.

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.

Presentation by Christine Hernandez, Deputy Auditor-Controller. No public comment. Discussion held.

8. Executive Director Report

Presentation by Emma Moyer, Interim Executive Director. Notified Commission that effective May 11, 2026, Executive Director, Jennifer Palmer, has been promoted to Napa County Assistant CEO. Emma Moyer is now Interim Executive Director. Report also included updates and reminders such as - public hearing to consider objections or protests to proposed assessments for County Service Area No.4 for fiscal year 2027 will be held on June 2, 2026; the female farmworker ad hoc committee is on hold, but will reconvene soon; and the next regular Commission meeting for June 24, 2026 is cancelled due to staff absences.

9. Commissioner Comments and Direction to Staff

None.

10. Future Agenda Items

None.

11. Adjourn

Meeting adjourned to the next regular meeting on July 22, 2026, at 3:00 pm.

Judith Myers, Vice-Chair

ATTEST: _____
Emma Moyer, Interim Secretary of the Commission



Napa County

Board Agenda Letter

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Housing Commission

Agenda Date: 6/30/2026

File ID #: 26-1298

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)

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 May 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 remained strong.

A. River Ranch Center

1,860 Scheduled Nights; 1,767 Projected Nights; 1,734 Actual Nights; 93% Occupancy Rate

B. Calistoga Center

1,860 Scheduled Nights; 1,767 Projected Nights; 1,858 Actual Nights; 100% Occupancy Rate

C. Mondavi Center

1,860 Scheduled Nights; 1,767 Projected Nights; 1,848 Actual Nights; 99% Occupancy Rate

D. All Centers

5,580 Scheduled Nights; 5,301 Projected Nights; 5,440 Actual Nights; 97% Occupancy rate

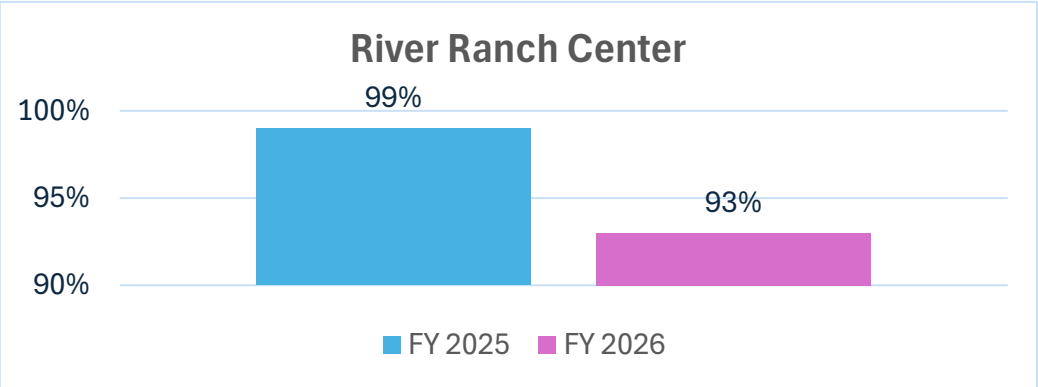
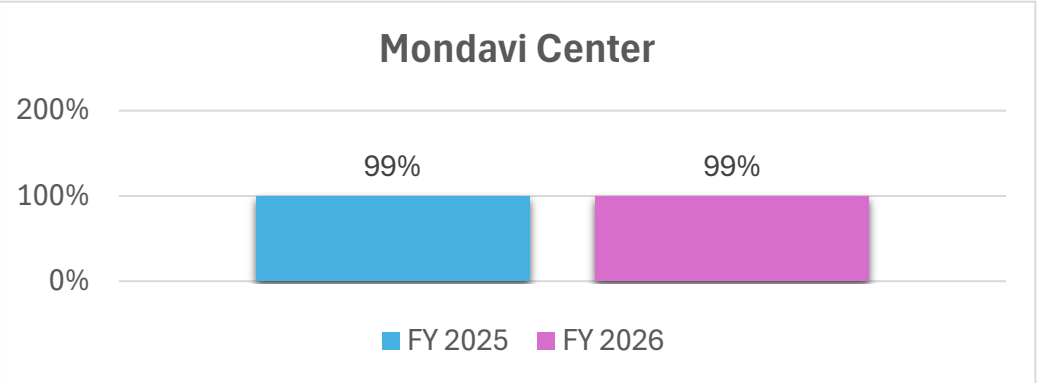
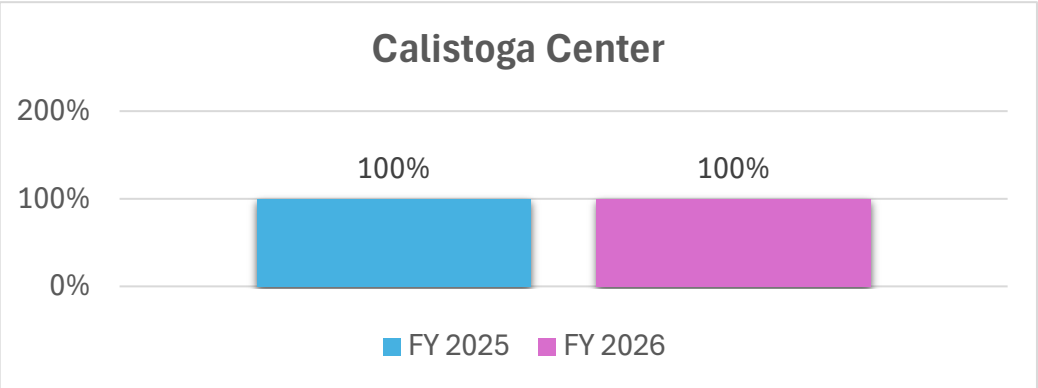
PROCEDURAL REQUIREMENTS

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 May 2026 Occupancy Report



All Centers Rent Revenue FY26	
Budget	\$1,016,240
YTD Actual	\$903,356
% of Budget	89%

Calistoga Lodger Rent Revenue FY26	
Budget	\$340,040
YTD Actual	\$327,722
% of Budget	96%

Mondavi Lodger Rent Revenue FY26	
Budget	\$337,240
YTD Actual	\$286,834
% of Budget	85%

River Ranch Lodger Rent Revenue FY26	
Budget	\$338,960
YTD Actual	\$288,800
% of Budget	85%

**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	5,440	-	46,905.00
	YTD Actual Nights		5,473	10,889	15,954	20,986	24,066	25,902	28,853	32,213	36,581	41,465	46,905	-	46,905.00
(1)	YTD Actual Occupancy %		98%	98%	96%	95%	92%	91%	90%	87%	86%	86%	87%	79%	87%
(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%	92%	83%	92%
(4)	Monthly Actual Occupancy %		98%	97%	94%	90%	79%	75%	79%	67%	78%	90%	97%	0%	87%
(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%	103%	0%	92%
	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	97,920.00	-	844,290.00
	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	93,492.00	-	841,464.00
	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	91,098.00	-	828,674.00
	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	12,780.00	-	12,780.00
	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	-	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	12,780.00	-	12,780.00
	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	14,848.00	-	14,848.00
	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	9,289.00	-	9,289.00
	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	594.00	-	89,820.00
	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	89,820.00	-	89,820.00
	Monthly Vacancy Loss - Nights		-	24	91	339	708	501	583	1,371	933	407	33	-	4,990.00
	YTD Vacancy Loss - Nights		-	24	115	454	1,162	1,663	2,246	3,617	4,550	4,957	4,990	-	4,990.00
	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.

Daniel Walker

06/12/26

Supervisor: CFO, and/or Housing Director
California Human Development Corporation

Date

Michael S Whitt

06/11/2026

Prepared by: Michael S Whitt, Senior Accountant
California Human Development Corporation

Date

- (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
2025-26	Available Capacity - Nights	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
	Scheduled Capacity - Nights	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
	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	1,197	228	1,767	1,596	1,767	1,710	1,767	1,710	18,753.00
	YTD Projected Nights	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
	Monthly Actual Nights	1,810	1,843	1,736	1,766	849	201	1,759	1,499	1,759	1,787	1,858	-	16,867.00
	YTD Actual Nights	1,810	3,653	5,389	7,155	8,004	8,205	9,964	11,463	13,222	15,009	16,867	-	16,867.00
	YTD Actual Occupancy %	97%	98%	98%	97%	93%	92%	93%	92%	93%	93%	94%	-	94%
	YTD Projected - Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	-	95%
	YTD Occupancy % to Projected	102%	103%	103%	102%	98%	97%	98%	97%	97%	98%	99%	-	99%
	Monthly Actual Occupancy %	97%	99%	96%	95%	67%	84%	95%	89%	95%	99%	100%	-	94%
	Monthly Projected Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	-	95%
	Monthly Occupancy % to Projected	102%	104%	102%	100%	71%	88%	100%	94%	100%	105%	105%	-	99%
	Rent Earned	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	33,444.00	-	303,606.00
	Rent Collected	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	32,886.00	-	304,880.00
	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	30,672.00	-	299,948.00
	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	4,922.00	-	4,922.00
	YTD NCHA Approved Write Offs													
	Beginning Balance:	N/A	-	-	-	-	-	-	-	-	-	-	-	-
	YTD Deposits in Transit													
	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	4,922.00	4,922.00
	YTD Accounts Receivable													
	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	2,780.00	2,780.00
	YTD Prepaid Rents													
	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	3,722.00	3,722.00
	Monthly Vacancy Loss - \$\$	-	-	-	18.00	6,264.00	486.00	144.00	1,746.00	144.00	-	-	-	8,802.00
	YTD Vacancy Loss - \$\$	-	-	-	18.00	6,282.00	6,768.00	6,912.00	8,658.00	8,802.00	8,802.00	8,802.00	-	8,802.00
	Monthly Vacancy Loss - Nights	-	-	-	1	348	27	8	97	8	-	-	-	489.00
	YTD Vacancy Loss - Nights	-	-	-	1	349	376	384	481	489	489	489	-	489.00
	Vacancy Loss based on Projected Occupancy													

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

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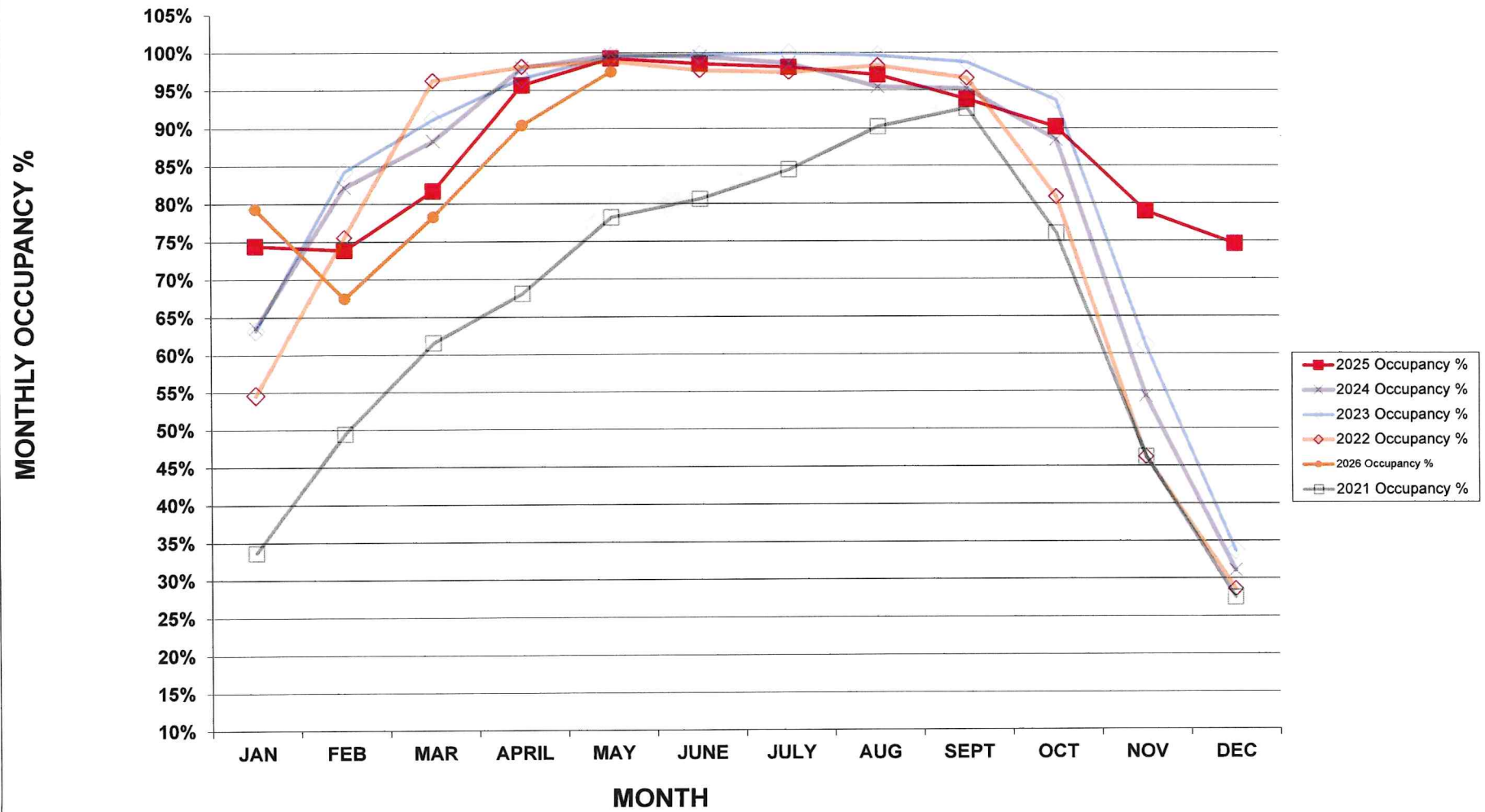
MONDAVI		JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	TOTAL
2025-26	Available Capacity - Nights	1,860	1,860	1,800	1,860	840	600	1,860	1,680	1,860	1,800	1,860	1,800	19,680.00
	Scheduled Capacity - Nights	1,860	1,860	1,800	1,860	840	600	1,860	1,680	1,860	1,800	1,860	1,800	19,680.00
	Scheduled Occupancy %	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	1,848	-	15,088.00
	YTD Actual Nights	1,846	3,676	5,322	6,751	7,189	7,420	8,612	9,779	11,446	13,240	15,088	-	15,088.00
	YTD Actual Occupancy %	99%	99%	96%	91%	87%	84%	81%	79%	80%	83%	84%	-	84%
	YTD Projected - Occupancy %	95%	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%	89%	-	89%
	Monthly Actual Occupancy %	99%	98%	91%	77%	52%	39%	64%	69%	90%	100%	99%	-	84%
	Monthly Projected Occupancy %	95%	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%	105%	-	89%
	Rent Eamed	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	33,264.00	-	271,584.00
	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	33,156.00	-	269,564.00
	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	30,726.00	-	264,244.00
	Deposits in Transit	828.00	6,544.00	4,564.00	(6.00)	(6.00)	1,000.00	4,834.00	5,680.00	2,728.00	2,890.00	5,320.00	-	5,320.00
	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	870.00	870.00
	YTD Deposits in Transit													
	Beginning Balance:	-	828.00	6,544.00	4,564.00	(6.00)	(6.00)	1,000.00	4,834.00	5,680.00	2,728.00	2,890.00	5,320.00	5,320.00
	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	7,243.00	7,243.00
	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	4,005.00	4,005.00
	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	-	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	-	2,205.00
	Vacancy Loss based on Projected Occupancy													

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

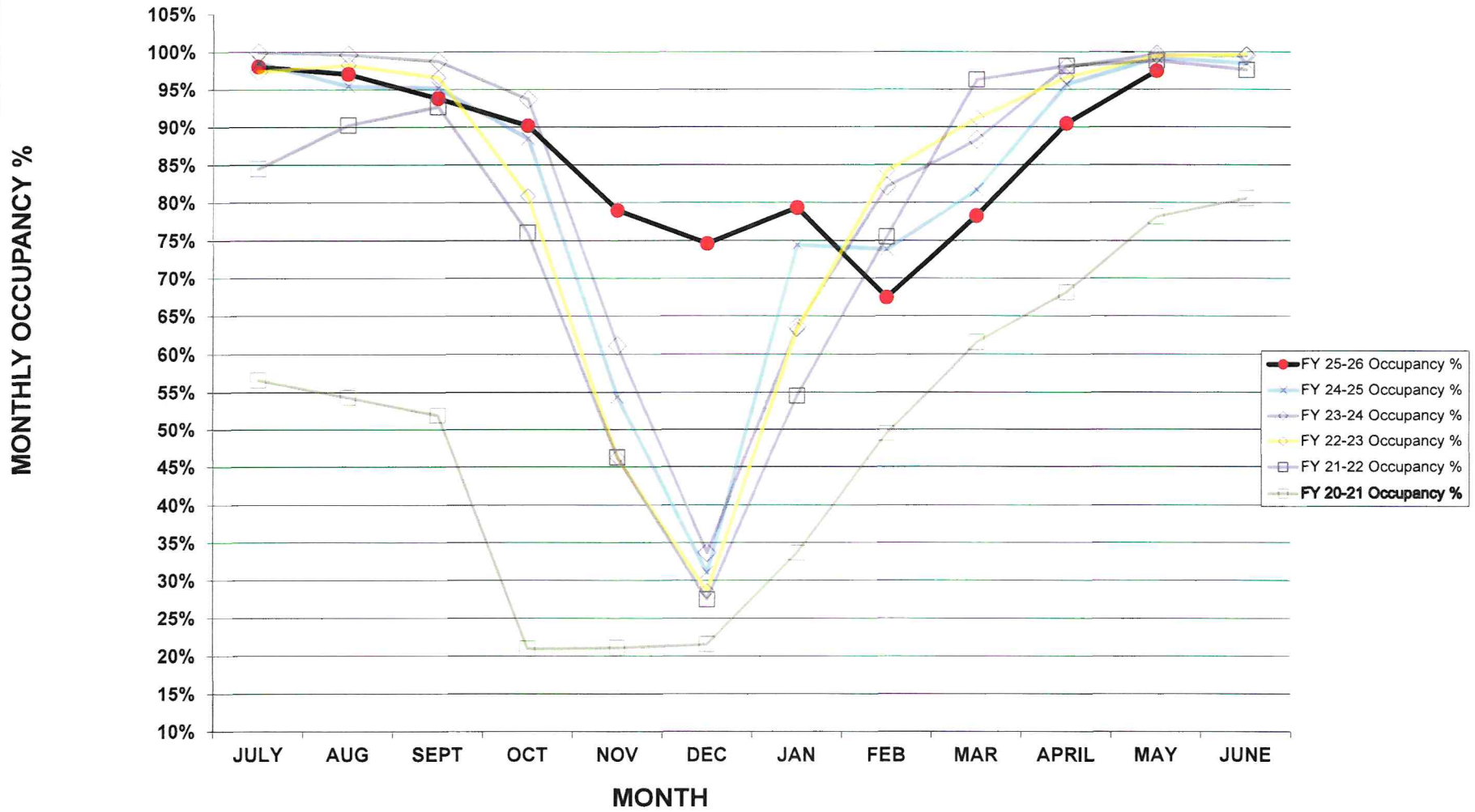
For the period of: 7/1/2025 through 6/30/2026

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	1,734	-	14,950.00
	YTD Actual Nights	1,817	3,560	5,243	7,080	8,873	10,277	10,277	10,971	11,913	13,216	14,950	-	14,950.00
	YTD Actual Occupancy %	98%	96%	95%	96%	97%	95%	95%	88%	83%	82%	83%	-	83%
	YTD Projected - Occupancy %	95%	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%	88%	-	88%
	Monthly Actual Occupancy %	98%	94%	94%	99%	100%	87%	0%	43%	51%	72%	93%	-	83%
	Monthly Projected Occupancy %	95%	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%	98%	-	88%
	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	31,212.00	-	269,100.00
	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	27,450.00	-	267,020.00
	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	29,700.00	-	264,482.00
	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	2,538.00	-	2,538.00
	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)	(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	2,538.00	2,538.00
	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	4,825.00	4,825.00
	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	1,562.00	1,562.00
	Monthly Vacancy Loss - \$\$	-	432.00	486.00	-	-	2,430.00	-	15,210.00	14,850.00	7,326.00	594.00	-	41,328.00
	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	41,328.00	-	41,328.00
	Monthly Vacancy Loss - Nights	-	24	27	-	-	135	-	845	825	407	33	-	2,296.00
	YTD Vacancy Loss - Nights	-	24	51	51	51	186	186	1,031	1,856	2,263	2,296	-	2,296.00
	Vacancy Loss based on Projected Occupancy													

NC FW HSNB CENTERS - OCCUPANCY ANALYSIS



NC FW HSNB CENTERS - OCCUPANCY FISCAL ANALYSIS





Napa County

Board Agenda Letter

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

Housing Commission

Agenda Date: 6/30/2026

File ID #: 26-1301

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

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 results of such efforts led to Assembly Bill 1890 (AB1890), sponsored by Majority Leader Cecilia Aguiar-Curry and Senator Cabaldon. The purpose of today's report is to provide the commission with an update on such AB1890.

On June 10, 2026, AB 1890 passed the Senate Housing Committee on a 10-0-0 margin. The bill is now with

the Senate Appropriations Committee and must pass by August 14 to be eligible to proceed to the Senate floor. The Legislature will recess during the month of July, and the bill will be heard at the Senate Appropriations Committee suspense file hearing in early August.

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 3 and Gate 4** - 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

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Housing Commission

Agenda Date: 6/30/2026

File ID #: 26-1311

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, St. Helena, and Napa. 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: June 2026

Projects - High Priority						
Description	Priority	Center	Estimate	Committed Funding	Balance	Funding Source
Central Air Conditioning Installation	High Priority	RR	\$300,000	\$0	\$300,000	TBD
Roof and Gutter Replacement	High Priority	CAL	\$75,000	\$75,000	\$0	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



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Housing Commission

Agenda Date: 6/30/2026

File ID #: 26-1349

TO: Napa County Housing Commission
FROM: Emma Moyer, Interim Executive Director
REPORT BY: Emma Moyer, Interim Executive Director
SUBJECT: Update from the Female Farmworker Housing Subcommittee and appointing a new Subcommittee member

RECOMMENDATION

Receive an update from the Female Farmworker Housing Subcommittee and appoint a new Subcommittee member.

BACKGROUND

The Napa County Housing Authority (Authority) owns three farmworker centers (Centers) that have historically provided room and board to single, unaccompanied male farmworkers. However, data from the 2024 Napa County Farmworker Housing Needs & Impacts Assessment demonstrated that female farmworkers make up approximately twenty (20) percent of the labor force.

In late 2025, the Housing Commission established a subcommittee (Subcommittee) consisting of commissioners (Putnam, Myers, and Silacci) and Authority staff to explore options to house the growing female farmworker labor force at the Centers. Each Center consists of three buildings, including (a) dormitory wings (either ground level or two story), (b) a multipurpose room with commercial kitchen and recreational area, and (c) two or three staff apartments. The Centers are subject to Ordinance 18.104.305, which requires the Centers to be occupied for no more than three hundred thirty (330) days in a calendar year, and may be occupied by no more than sixty (60) farmworkers at any one time. The Centers currently only provide lodging for male farmworkers.

The Subcommittee's current scope of work includes evaluating the needs of female farmworkers through surveys and interviews, conducting site visits to Centers, and researching best practices from other agricultural region housing programs.

The purpose of today's report is to receive an update from the Subcommittee on their work to integrate women into the Centers and recommendation to appoint Julia Palos, Farmworker Advocate for Silverado Farming Company, to the Subcommittee given Commissioner Putnam's resignation in April 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.