

# **Napa County**

1195 THIRD STREET  
SUITE 310  
NAPA, CA 94559



## **Agenda**

**Thursday, December 4, 2025**

**3:00 PM**

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

### **Housing Commission**

*Judith Myers*  
*Jennifer Putnam*  
*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: 884 1620 9889) or listen on Zoom by calling 1-669-900-6833 (Meeting ID: 884 1620 9889).

**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 884 1620 9889, or listen on Zoom by calling 1-669-900-6833. Meeting ID 884 1620 9889. 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**
4. **SET MATTERS OR PUBLIC HEARING ITEMS**
5. **CONSENT ITEMS**
6. **MONTHLY REPORTS**

- A. Monthly Report from California Human Development Corporation (CHDC). [25-1934](#)

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

- B. Monthly report on capital improvement projects (CIP). [25-1935](#)

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

**7. ADMINISTRATIVE ITEMS**

- A. Presentation on Central Air and Backup Power Options with recommendations to staff. [25-1963](#)  
**Attachments:** [River Ranch AC Report](#)  
[Back-up Power Report](#)
- B. Accept the quarterly monitoring report to the Napa County Housing Authority (Authority) for the quarter ended September 30, 2025. (Fiscal Impact: Increased Revenues, Mandatory) [25-1899](#)  
**Attachments:** [NCHA Report 9.30.2025](#)
- C. Recommend the Housing Authority to accept the Napa County Housing Authority's Financial Audit for Fiscal Year ending June 30, 2025. [25-1993](#)  
**Attachments:** [Audited Financial Statements](#)  
[Audit Correspondence to the Board](#)
- D. Discussion on commission membership and current vacancies. No action needed. [25-1936](#)

**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 DECEMBER 1, 2025 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.

Jennifer Palmer (By e-signature)

JENNIFER PALMER, Secretary of the Commission