

**MINUTES OF THE
NAPA COUNTY HOUSING COMMISSION**

August 28, 2024

Draft Summary of the Proceedings

1. Call to Order/Roll Call

Present: Commissioners Keri Akemi-Hernandez, Judith Myers, Manny Rios, Michael Silacci, and Mike Swanton.

Absent: Commissioner Arnulfo Solorio

Meeting was called to order by: Chair Akemi-Hernandez

2. Public Comment

None.

3. Approval of Minutes

- A. Director of Housing and Homeless Services requests approval of minutes for the meeting of May 22, 2024.

Motion text: Approve the minutes.

Voting Yes: Commissioners Akemi-Hernandez, Myers, Rios, Silacci, and Swanton

Voting No: None

Result: Passed

4. Set Matters or Public Hearing Items

None.

5. Consent

- A. Accept and file the quarterly report to the Napa County Housing Authority for the quarter ended June 30, 2024.
- B. Housing Authority donation report for Fiscal Year 2024. No action required.
- C. Direct staff to draft a letter of recommendation to Board of Supervisors for approval of Jennifer Putnam's application for appointment to Housing Commission.

Motion text: Approve all consent items.

Voting Yes: Commissioners Akemi-Hernandez, Myers, Rios, Silacci, and Swanton

Voting No: None

Result: Passed

6. Monthly Reports

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

Presentation made by Santino Garcia, CHDC Chief Operations Officer. Current occupancy Mondavi-54, Calistoga-59, River Ranch-58. New manager hired for Mondavi, Cristina Cervantes. Ongoing analysis with onsite managers to evaluate dips in occupancy, with goal

of full occupancy by first week of September.

No public comment.

Discussion held.

7. Administrative Items

A. Receive a presentation regarding Farmworker Housing Needs & Impacts Assessment.

Presentation made by Alex Carrasco, Project Manager, which included project background, data and findings, and opportunities for collective action.

No public comment.

Discussion held.

B. Bay Area Housing Finance Authority (BAHFA) bond initiative updates. No action needed.

Presentation made by Jennifer Palmer, Executive Director on the BAHFA Board's recent vote to remove the Bay Area Affordable Housing Bond from the ballot.

No public comment.

Discussion held.

C. Capital improvement project updates. For discussion only, no action needed.

Presentation made by Alex Carrasco, Project Manager. Sidewalk repair project is underway at River Ranch. Fire pump repair at Mondavi completed.

No public comment.

Discussion held.

D. Discussion of Calistoga Farmworker Center public water system and possible recommendation to the Housing Authority to authorize purchase of a capital asset for large volume lead/lag system (arsenic treatment).

Presentation made by Alex Carrasco, Project Manager. Arsenic treatment system at the Calistoga Center is in need of replacement due to equipment age (installed in 2006), wear of equipment components, and higher concentrations of arsenic in raw well water. Staff recommend purchase of new arsenic treatment system.

No public comment.

Discussion held.

Motion text: Recommendation to Housing Authority the authorization to purchase

capital asset for arsenic treatment.
Voting Yes: Commissioners Akemi-Hernandez, Myers, Rios, Silacci, and Swanton
Voting No: None
Result: Passed

8. Executive Director Report

Staff will return in future meetings with information regarding presentations of the Farmworker Housing Needs and Impact Assessment Report in the community.

9. Commissioner Comments and Direction to Staff

County should evaluate efficacy of security services on the first floor of administration building.

10. Future Agenda Items

None.

11. Adjourn

Meeting adjourned to the next regular meeting on Wednesday, September 25, 2024, at 3:00 pm.

Keri Akemi-Hernandez, Chair

ATTEST:

Jennifer Palmer, Secretary of the Commission