

2.102.010 - Creation.

Pursuant to Section 34291 of the Health and Safety Code, there is hereby created the Napa County Housing Commission, hereinafter referred to as the "commission."

(Ord. 1289 § 1 (part), 2007)

2.102.020 - Membership and qualifications.

The commission shall consist of eight members, all of whom shall be appointed by the board. Each member shall have one vote. The members shall have the following qualifications:

- A. One member shall be a representative of the Napa County Farm Bureau, who shall also be a planted vineyard landowner, or an authorized agent of a planted vineyard landowner, subject to the assessment imposed by County Service Area No. 4.
- B. One member shall be a representative of the Napa Valley Grapegrowers, who shall also be a planted vineyard landowner, or an authorized agent of a planted vineyard landowner, subject to the assessment imposed by County Service Area No. 4.
- C. One member shall be a representative of the Napa Valley Vintners, who shall also be a planted vineyard landowner, or an authorized agent of a planted vineyard landowner, subject to the assessment imposed by County Service Area No. 4.
- D. Two members who are tenants of facilities operated by the Napa County Housing Authority ("authority"). At least one of these members shall be over the age of sixty-two if the authority has tenants of such age. These members shall be appointed within one year of when the authority first has tenants.
- E. One member who is an affordable housing developer.
- F. One member from the public who is in real estate or a real estate developer.
- G. One member of the public who is interested and/or experienced in affordable housing or farmworker housing.

(Ord. 1289 § 1 (part), 2007)

(Ord. No. 1356, § 1, 3-1-2011; Ord. No. 1402, § 1, 8-25-2015)

2.102.022 - Alternates for tenant commissioners.

The board may appoint an alternate for each appointed tenant commissioner. Each alternate must be a tenant of the Napa County Housing Authority. The alternate shall only be allowed to vote when the tenant commissioner for which the alternate is appointed is physically absent or cannot vote due to a conflict of interest. An appointed alternate shall be subject to the same term of appointment and conditions of

removal as the tenant commissioner for which the alternate was appointed. The alternate shall automatically be deemed the successor of the tenant commissioner if a vacancy occurs for purposes of section 2.102.040.

(Ord. 1313 § 1, 2008)

2.102.030 - Terms—Removal conditions.

- A. The three tenant members shall serve for terms of two years from the date of their appointments, and their successors shall be appointed for a term of two years. If a tenant member ceases to be a tenant of the authority, that member shall be disqualified as a member and another tenant shall be appointed to fill the unexpired term.
- B. Non-tenant members shall serve four-year terms at the pleasure of the board, except that at the first meeting of the commission following the adoption of the ordinance codified in this chapter, the non-tenant members shall by lot choose four of their number to serve an initial two-year term, with all of those members successors thereafter serving a four-year term as provided above.
- C. A member may be removed from the commission by a four-fifths vote of the board favoring such removal.

(Ord. 1289 § 1 (part), 2007)

(Ord. No. 1356, § 2, 3-1-2011)

2.102.040 - Vacancies.

Upon a member vacancy occurring in the commission, a successor shall be appointed by the board. When a vacancy occurs for any reason other than the expiration of a term of office, a successor shall be appointed to fill the vacancy for the unexpired term of his or her predecessor. Successors to tenant members shall be tenants.

(Ord. 1289 § 1 (part), 2007)

2.102.050 - Duties.

The commission shall:

- A. Review and make recommendations on all matters to come before the authority prior to authority action, except emergency matters and matters which the commission, by resolution, excludes from its review. Such review and recommendations shall include, but not be limited to:

- 1.

The operation and management of farmworker housing centers operated by the authority.

2. Revisions to those portions of the Napa County Code and General Plan relating to farmworker housing.
 3. Expansion of existing farmworker housing centers or the creation of new centers.
 4. Identifying and soliciting sources of additional funding that can be utilized to support the farmworker housing centers.
- B. Serve in the capacity as the advisory committee to the board advising the board on the allocation of the proceeds of the annual assessment of County Service Area No. 4 pursuant to Government Code Section 25213.2.
- C. Serve in the capacity as the advisory committee to the board advising the board on the appropriate use of affordable housing funds, established under Chapter 18.107, for affordable housing development projects.
- D. Perform such other duties as the board may delegate to the commission.

(Ord. 1289 § 1 (part), 2007)

(Ord. No. 1402, § 2, 8-25-2015)

2.102.060 - Quorum.

The presence of members representing a majority of the appointed membership shall constitute a quorum for the transaction of business. No action may be taken by the commission except upon the affirmative vote of a majority of the members present.

(Ord. 1289 § 1 (part), 2007)

(Ord. No. 1356, § 3, 3-1-2011; Ord. No. 1369, § 2, 3-13-2012)

2.102.070 - Officers.

The commission shall annually select a chairperson from its members and such other officers as the commission shall provide for in its by-laws.

(Ord. 1289 § 1 (part), 2007)

2.102.080 - By-laws.

The commission shall adopt bylaws, subject to board approval, for the conduct of business which shall not be inconsistent with the provisions of this chapter, applicable Health and Safety Code provisions, or enactments delegating powers to the commission. The board may revise the commission bylaws as needed, such as when there is a reorganization of the commission membership.

(Ord. 1289 § 1 (part), 2007)

(Ord. No. 1402, § 3, 8-25-2015)

2.102.090 - Status.

The commission is not an agency or department of the county of Napa, and commission members are not employees or agents of the county of Napa.

(Ord. 1289 § 1 (part), 2007)