

**MINUTES OF THE
NAPA COUNTY HOUSING COMMISSION**

December 05, 2024

Draft Summary of the Proceedings

1. Call to Order/Roll Call

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

Absent: Commissioners Jennifer Putnam, Manuel Rios, and 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 October 23, 2024.

Motion text: Approve the minutes.

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

Voting No: None

Result: Passed

4. Set Matters or Public Hearing Items

None.

5. Consent

6. Monthly Reports

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

Presentation made by Santino Garcia, CHDC Chief Operations Officer. Current occupancy Mondavi-0, Calistoga-0, River Ranch-56. Mondavi closed, reopens December 22nd; Calistoga closed, reopens December 29th; River Ranch closes December 28th, reopens February 2nd. At the time of Calistoga closure there were 34 lodgers still residing at the center, which was concerning. CHDC will provide recommendations for revised open/close schedule during upcoming budget discussions. From an industry perspective, demand for grapes was down significantly compared to prior years, which resulted in fewer employment opportunities for farmworkers.

No public comment.

Discussion held.

B. Monthly Report on Capital Improvement Projects.

Presentation by Alex Carrasco, Project Manager. HVAC and condensing unit projects at the Mondavi Center, and ANSUL system repair at the Calistoga Center are on track for completion in the month of December.

No Public Comment.

Discussion held.

C. Monthly Report from Housing Authority Staff on community engagement regarding the 2024 Napa County Farmworker Housing Needs & Impacts Assessment. Requested action is additional recommendations for community engagement.

Presentation by Alex Carrasco, Project Manager.

No Public Comment.

Discussion held.

7. Administrative Items

A. Appoint two commissioners to serve on the ad-hoc budget sub-committee.

Presentation by Jennifer Palmer, Executive Director. In addition to appointment of two commissioners, Executive Director suggests ad-hoc addition of Peter Rumble, CEO of Napa County Farm Bureau.

Motion text: Appoint Commissioners Akemi-Hernandez and Silacci, and Peter Rumble to serve on the budget ad-hoc sub-committee.
Voting Yes: Commissioners Akemi-Hernandez, Myers, Swanton, and Silacci
Voting No: None
Result: Passed

No public comment.

Discussion held.

B. Discussion on annual closures of the three Farmworker Centers. No Action Required.

Presentation by Jennifer Palmer, Executive Director. Staff recommend CHDC propose a budget that keeps two centers open at a time vs closing two at one time.

No public comment.

Discussion held.

8. Executive Director Report

There are fears and concerns regarding immigration enforcement under the new administration. Napa County Sheriff and Executive Director discussed opportunities to visit the farmworker centers to communicate and reinforce that the Sheriffs Department is here to serve, not participate in immigration enforcement. Staff will also display Board of

Supervisor resolution outlining that immigrants play a critical part of our community and economy, and that we celebrate them. The idea being that lodgers feel safe and welcome at the centers, and they can relay message to potential lodgers.

Introduced Emma Moyer, Staff Service Manager. Emma will be initiating a project to bring farmworker center standards document to the Housing Commission. This document will provide operational guidance and expectations to CHDC, developers who are interested in building a fourth center, and/or other private farmworker facilities.

ADU tenant match up program. Staff are developing a program that would match farmworkers who meet the 80% area median income with ADU owners looking for tenants. Once the program details are finalized, staff will bring the item to the Housing Commission for recommendation to the Board of Supervisors.

9. Commissioner Comments and Direction to Staff

None.

10. Future Agenda Items

None.

11. Adjourn

Meeting adjourned to the next regular meeting on Thursday, January 23, 2025, at 3:00 pm.

Keri Akemi-Hernandez, Chair

ATTEST:

Jennifer Palmer, Secretary of the Commission