

**CALIFORNIA HUMAN DEVELOPMENT CORPORATION
NAPA COUNTY FARMWORKER HOUSING CENTERS
OCCUPANCY REPORT
FY 2024/2025**

For the period of: 7/1/2024 through 6/30/2025

PLAN	TOTALS ALL SITES	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	TOTAL
2024-25	Available Capacity - Nights	5,580	5,580	5,400	5,580	4,140	2,460	3,720	4,980	5,580	5,400	5,580	5,400	59,400
	Scheduled Capacity - Nights	5,580	5,580	5,400	5,580	4,140	2,460	3,720	4,980	5,580	5,400	5,580	5,400	59,400
	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	3,933	2,337	3,534	4,731	5,301	5,130	5,301	5,130	56,430
	YTD Projected Nights	5,301	10,602	15,732	21,033	24,966	27,303	30,837	35,568	40,869	45,999	51,300	56,430	56,430
	Monthly Actual Nights	5,504	5,327	5,141	4,938	2,936	1,735	2,769	3,679	4,559	5,167	5,539	5,321	52,615
	YTD Actual Nights	5,504	10,831	15,972	20,810	23,846	25,581	28,350	32,029	36,588	41,755	47,294	52,615	52,615
(1)	YTD Actual Occupancy %	99%	97%	96%	94%	91%	89%	87%	86%	85%	86%	88%	89%	89%
(2)	YTD Projected - Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
(3)	YTD Occupancy % to Projected	104%	102%	102%	99%	96%	94%	92%	90%	90%	91%	92%	93%	93%
(4)	Monthly Actual Occupancy %	99%	95%	95%	88%	71%	71%	74%	74%	82%	96%	99%	99%	89%
(5)	Monthly Projected Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
(6)	Monthly Occupancy % to Projected	104%	100%	100%	93%	75%	74%	78%	78%	86%	101%	104%	104%	93%
	Rent Earned	93,568.00	90,559.00	87,397.00	83,946.00	49,912.00	29,495.00	47,073.00	62,543.00	77,503.00	87,839.00	94,163.00	90,457.00	894,455.00
	Rent Collected	102,631.00	84,150.00	85,187.00	82,450.00	54,281.00	37,757.00	46,903.00	59,432.00	79,390.00	82,756.00	107,372.00	69,700.00	892,009.00
	Deposits	103,713.00	85,476.00	86,581.00	82,943.00	55,862.00	37,978.00	41,021.00	61,064.00	73,943.00	86,700.00	91,443.00	93,551.00	900,275.00
	Deposits in Transit	7,174.00	5,848.00	4,454.00	3,961.00	2,380.00	2,159.00	8,041.00	6,409.00	11,856.00	7,912.00	23,841.00	(10.00)	(10.00)
	YTD NCHA Approved Write Offs													
	Beginning Balance:	N/A	-	-	-	-	-	1,444.00	-	-	351.00	-	-	1,795.00
	YTD Deposits in Transit													
	Beginning Balance:	8,256.00	7,174.00	5,848.00	4,454.00	3,961.00	2,380.00	2,159.00	8,041.00	6,409.00	11,856.00	7,912.00	23,841.00	(10.00)
	YTD Accounts Receivable													
	Beginning Balance:	3,686.00	8,784.00	11,912.00	13,680.00	11,453.00	6,387.00	5,758.00	4,898.00	5,765.00	7,685.00	11,595.00	8,314.00	4,778.00
	YTD Prepaid Rents													
	Beginning Balance:	231.00	14,392.00	11,111.00	10,669.00	6,946.00	6,249.00	13,882.00	14,296.00	12,052.00	16,210.00	15,037.00	24,965.00	672.00
	Monthly Vacancy Loss - \$\$	-	1,020.00	1,649.00	7,667.00	18,258.00	8,289.00	13,005.00	18,003.00	14,008.00	1,598.00	-	-	-
	YTD Vacancy Loss - \$\$	-	1,020.00	2,669.00	10,336.00	28,594.00	36,883.00	49,888.00	67,891.00	81,899.00	83,497.00	83,497.00	83,497.00	83,497.00
	Monthly Vacancy Loss - Nights	-	60	97	451	1,074	602	765	1,059	824	94	-	-	1,786
	YTD Vacancy Loss - Nights	-	60	157	608	1,682	2,284	3,049	4,108	4,932	5,026	5,026	5,026	5,026
	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.


Gabriela Valencia (Jul 9, 2025 15:47 PDT)

Gabriela Valencia, Housing Program Director
California Human Development Corporation

07/09/2025

Date


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

07/09/2025

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

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	CALISTOGA	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	TOTAL
2024-25	Available Capacity - Nights	1,860	1,860	1,800	1,860	1,380	180	1,860	1,680	1,860	1,800	1,860	1,800	19,800
	Scheduled Capacity - Nights	1,860	1,860	1,800	1,860	1,380	180	1,860	1,680	1,860	1,800	1,860	1,800	19,800
	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	1,311	171	1,767	1,596	1,767	1,710	1,767	1,710	18,810
	YTD Projected Nights	1,767	3,534	5,244	7,011	8,322	8,493	10,260	11,856	13,623	15,333	17,100	18,810	18,810
	Monthly Actual Nights	1,842	1,824	1,742	1,667	824	127	1,522	1,603	1,849	1,797	1,859	1,768	18,424
	YTD Actual Nights	1,842	3,666	5,408	7,075	7,899	8,026	9,548	11,151	13,000	14,797	16,656	18,424	18,424
	YTD Actual Occupancy %	99%	99%	98%	96%	90%	90%	88%	89%	91%	92%	93%	93%	93%
	YTD Projected - Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
	YTD Occupancy % to Projected	104%	104%	103%	101%	95%	95%	93%	94%	95%	97%	97%	98%	98%
	Monthly Actual Occupancy %	99%	98%	97%	90%	60%	71%	82%	95%	99%	100%	100%	98%	93%
	Monthly Projected Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
	Monthly Occupancy % to Projected	104%	103%	102%	94%	63%	74%	86%	100%	105%	105%	105%	103%	98%
	Rent Earned	31,314.00	31,008.00	29,614.00	28,339.00	14,008.00	2,159.00	25,874.00	27,251.00	31,433.00	30,549.00	31,603.00	30,056.00	313,208.00
	Rent Collected	34,172.00	28,645.00	28,526.00	28,934.00	14,246.00	11,339.00	23,324.00	24,854.00	28,526.00	30,515.00	36,703.00	23,732.00	313,516.00
	Deposits	34,187.00	30,311.00	28,730.00	29,427.00	14,892.00	10,778.00	20,604.00	23,307.00	31,579.00	31,212.00	30,685.00	30,838.00	316,550.00
	Deposits in Transit	3,009.00	1,343.00	1,139.00	646.00	-	561.00	3,281.00	4,828.00	1,775.00	1,078.00	7,096.00	(10.00)	(10.00)
	YTD NCHA Approved Write Offs													
	Beginning Balance:	N/A	-	-	-	-	506.00	-	-	-	-	-	-	506.00
	YTD Deposits in Transit													
	Beginning Balance:	3,024.00	3,009.00	1,343.00	1,139.00	646.00	-	561.00	3,281.00	4,828.00	1,775.00	1,078.00	7,096.00	(10.00)
	YTD Accounts Receivable													
	Beginning Balance:	1,146.00	2,640.00	3,915.00	4,408.00	3,167.00	906.00	1,212.00	536.00	1,471.00	1,913.00	2,746.00	1,658.00	400.00
	YTD Prepaid Rents													
	Beginning Balance:	-	4,352.00	3,264.00	2,669.00	2,023.00	-	9,486.00	6,766.00	5,304.00	2,839.00	3,638.00	7,650.00	68.00
	Monthly Vacancy Loss - \$\$	-	-	-	1,700.00	8,279.00	748.00	4,165.00	-	-	-	-	-	-
	YTD Vacancy Loss - \$\$	-	-	-	1,700.00	9,979.00	10,727.00	14,892.00	14,892.00	14,892.00	14,892.00	14,892.00	14,892.00	14,892.00
	Monthly Vacancy Loss - Nights	-	-	-	100	487	44	245	-	-	-	-	-	-
	YTD Vacancy Loss - Nights	-	-	-	100	587	631	876	876	876	876	876	876	876
	Vacancy Loss based on Projected Occupancy													

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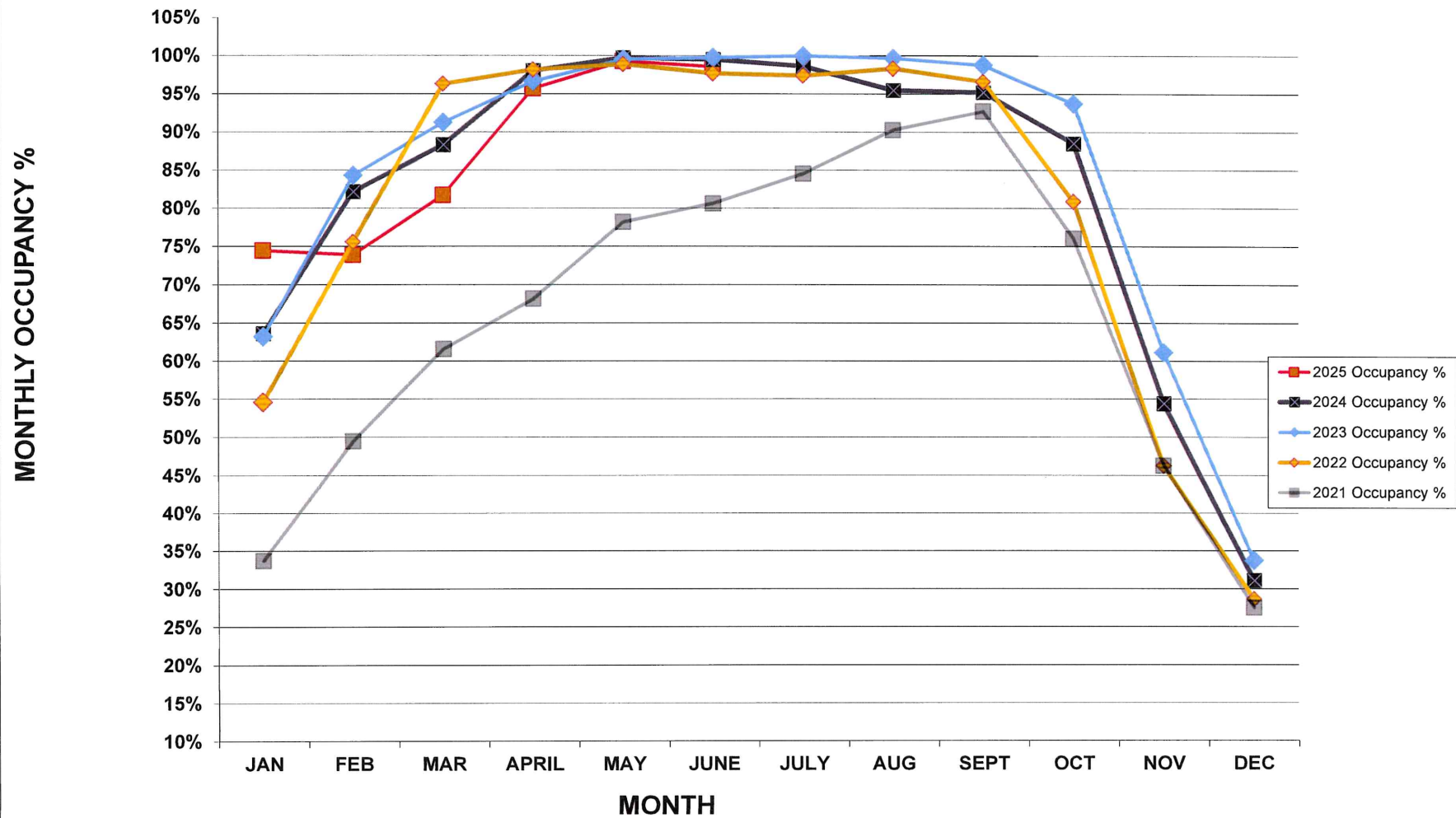
	MONDAVI													
		JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	TOTAL
2024-25	Available Capacity - Nights	1,860	1,860	1,800	1,860	960	600	1,860	1,680	1,860	1,800	1,860	1,800	19,800
	Scheduled Capacity - Nights	1,860	1,860	1,800	1,860	960	600	1,860	1,680	1,860	1,800	1,860	1,800	19,800
	Scheduled 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	912	570	1,767	1,596	1,767	1,710	1,767	1,710	18,810
	YTD Projected Nights	1,767	3,534	5,244	7,011	7,923	8,493	10,260	11,856	13,623	15,333	17,100	18,810	18,810
	Monthly Actual Nights	1,847	1,707	1,613	1,416	325	206	1,247	1,387	1,591	1,754	1,846	1,787	16,726
	YTD Actual Nights	1,847	3,554	5,167	6,583	6,908	7,114	8,361	9,748	11,339	13,093	14,939	16,726	16,726
	YTD Actual Occupancy %	99%	96%	94%	89%	83%	80%	77%	78%	79%	81%	83%	84%	84%
	YTD Projected - Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
	YTD Occupancy % to Projected	105%	101%	99%	94%	87%	84%	81%	82%	83%	85%	87%	89%	89%
	Monthly Actual Occupancy %	99%	92%	90%	76%	34%	34%	67%	83%	86%	97%	99%	99%	84%
	Monthly Projected Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%
	Monthly Occupancy % to Projected	105%	97%	94%	80%	36%	36%	71%	87%	90%	103%	104%	105%	89%
	Rent Earned	31,399.00	29,019.00	27,421.00	24,072.00	5,525.00	3,502.00	21,199.00	23,579.00	27,047.00	29,818.00	31,382.00	30,379.00	284,342.00
	Rent Collected	32,130.00	29,325.00	25,449.00	22,746.00	6,630.00	7,650.00	23,579.00	19,975.00	31,195.00	27,081.00	35,870.00	21,301.00	282,931.00
	Deposits	35,906.00	26,690.00	27,693.00	22,491.00	7,276.00	6,052.00	20,417.00	24,208.00	25,959.00	27,404.00	30,702.00	31,909.00	286,707.00
	Deposits in Transit	-	2,635.00	391.00	646.00	-	1,598.00	4,760.00	527.00	5,763.00	5,440.00	10,608.00	-	-
	YTD NCHA Approved Write Offs													
	Beginning Balance:	N/A	-	-	-	-	196.00	-	-	-	-	-	-	196.00
	YTD Deposits in Transit													
	Beginning Balance:	3,776.00	-	2,635.00	391.00	646.00	-	1,598.00	4,760.00	527.00	5,763.00	5,440.00	10,608.00	-
	YTD Accounts Receivable													
	Beginning Balance:	1,784.00	4,300.00	4,572.00	5,388.00	4,538.00	2,974.00	2,957.00	3,529.00	3,410.00	4,073.00	5,807.00	4,022.00	3,019.00
	YTD Prepaid Rents													
	Beginning Balance:	78.00	3,325.00	3,903.00	2,747.00	571.00	112.00	4,243.00	7,391.00	3,668.00	8,479.00	7,476.00	10,179.00	98.00
	Monthly Vacancy Loss - \$\$	-	1,020.00	1,649.00	5,967.00	9,979.00	4,243.00	8,840.00	3,553.00	2,992.00	-	-	-	-
	YTD Vacancy Loss - \$\$	-	1,020.00	2,669.00	8,636.00	18,615.00	22,858.00	31,698.00	35,251.00	38,243.00	38,243.00	38,243.00	38,243.00	38,243.00
	Monthly Vacancy Loss - Nights	-	60	97	351	587	364	520	209	176	-	-	-	-
	YTD Vacancy Loss - Nights	-	60	157	508	1,095	1,459	1,979	2,188	2,364	2,364	2,364	2,364	2,364
	Vacancy Loss based on Projected Occupancy													

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NAPA COUNTY FARMWORKER HOUSING CENTERS
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RIVER RANCH															
		JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	TOTAL	
2024-25	Available Capacity - Nights	1,860	1,860	1,800	1,860	1,800	1,680	-	1,620	1,860	1,800	1,860	1,800	19,800	
	Scheduled Capacity - Nights	1,860	1,860	1,800	1,860	1,800	1,680	-	1,620	1,860	1,800	1,860	1,800	19,800	
	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	1,596	-	1,539	1,767	1,710	1,767	1,710	18,810	
	YTD Projected Nights	1,767	3,534	5,244	7,011	8,721	10,317	10,317	11,856	13,623	15,333	17,100	18,810	18,810	
	Monthly Actual Nights	1,815	1,796	1,786	1,855	1,787	1,402	-	689	1,119	1,616	1,834	1,766	17,465	
	YTD Actual Nights	1,815	3,611	5,397	7,252	9,039	10,441	10,441	11,130	12,249	13,865	15,699	17,465	17,465	
	YTD Actual Occupancy %	98%	97%	98%	98%	98%	96%	96%	89%	85%	86%	87%	88%	88%	
	YTD Projected - Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	
	YTD Occupancy % to Projected	103%	102%	103%	103%	104%	101%	101%	94%	90%	90%	92%	93%	93%	
	Monthly Actual Occupancy %	98%	97%	99%	100%	99%	83%	0%	43%	60%	90%	99%	98%	88%	
	Monthly Projected Occupancy %	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	95%	
	Monthly Occupancy % to Projected	103%	102%	104%	105%	105%	88%	100%	45%	63%	95%	104%	103%	93%	
	Rent Eamed	30,855.00	30,532.00	30,362.00	31,535.00	30,379.00	23,834.00	-	11,713.00	19,023.00	27,472.00	31,178.00	30,022.00	296,905.00	
	Rent Collected	36,329.00	26,180.00	31,212.00	30,770.00	33,405.00	18,768.00	-	14,603.00	19,669.00	25,160.00	34,799.00	24,667.00	295,562.00	
	Deposits	33,620.00	28,475.00	30,158.00	31,025.00	33,694.00	21,148.00	-	13,549.00	16,405.00	28,084.00	30,056.00	30,804.00	297,018.00	
	Deposits in Transit	4,165.00	1,870.00	2,924.00	2,669.00	2,380.00	-	-	1,054.00	4,318.00	1,394.00	6,137.00	-	-	
	YTD NCHA Approved Write Offs														
	Beginning Balance:	N/A	-	-	-	-	742.00	-	-	351.00	-	-	-	1,093.00	
	YTD Deposits in Transit														
	Beginning Balance:	1,456.00	4,165.00	1,870.00	2,924.00	2,669.00	2,380.00	-	-	1,054.00	4,318.00	1,394.00	6,137.00	-	
	YTD Accounts Receivable														
	Beginning Balance:	756.00	1,844.00	3,425.00	3,884.00	3,748.00	2,507.00	1,589.00	833.00	884.00	1,699.00	3,042.00	2,634.00	1,359.00	
	YTD Prepaid Rents														
	Beginning Balance:	153.00	6,715.00	3,944.00	5,253.00	4,352.00	6,137.00	153.00	139.00	3,080.00	4,892.00	3,923.00	7,136.00	506.00	
	Monthly Vacancy Loss - \$\$	-	-	-	-	-	3,298.00	-	14,450.00	11,016.00	1,598.00	-	-	-	
	YTD Vacancy Loss - \$\$	-	-	-	-	-	3,298.00	3,298.00	17,748.00	28,764.00	30,362.00	30,362.00	30,362.00	30,362.00	
	Monthly Vacancy Loss - Nights	-	-	-	-	-	194	-	850	648	94	-	-	1,786	
	YTD Vacancy Loss - Nights	-	-	-	-	-	194	194	1,044	1,692	1,786	1,786	1,786	1,786	
	Vacancy Loss based on Projected Occupancy														

NC FW HSNNG CENTERS - OCCUPANCY ANALYSIS



NC FW HSNG CENTERS - OCCUPANCY FISCAL ANALYSIS

