

**RESOLUTION HR2026-XX**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF NAPA,  
STATE OF CALIFORNIA, APPROVING UPDATED  
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM  
PAYMENT STANDARDS**

WHEREAS, the Housing Authority of the City of Napa's (the "Authority") current Payment Standards began effective January 1, 2025; and

WHEREAS, Payment Standards should be reviewed at such time that the United States Department of Housing and Urban Development (HUD) publishes revised Fair Market Rents; and

WHEREAS, HUD published 2026 Fair Market Rents effective October 1, 2025; and

WHEREAS, the Housing Authority of the City of Napa contested the 2026 Fair Market Rents and conducted a local rent study with a request for HUD to reevaluate the 2026 Fair Market Rents for the Napa Municipal Statistical Area; and

WHEREAS, HUD accepted the local rent study and published revised Fair Market Rents for the Napa Municipal Statistical Area effective May 21, 2026; and

WHEREAS, the applicable Payment Standards must be revised to ensure compliance with HUD requirements that Payment Standards remain within 90% to 110% of the applicable Fair Market Rents; and

WHEREAS, the Authority has determined that there is a need to modify the payment standards to maintain affordability for voucher holders and programmatic compliance; and

WHEREAS, the Authority has considered all information related to this matter including any supporting reports by Housing Authority staff.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Napa, as follows:

1. The Authority Board finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the Authority's adoption of this Resolution.

2. The Authority Board hereby approves the following as the Section 8 Housing Choice Voucher Program Payment Standard which shall become effective August 1, 2026: \$2,058 for zero-bedroom units, \$2,300 for one-bedroom units, \$2,984 for two-

## ATTACHMENT 1

bedroom units, \$3,800 for three-bedroom units, \$4,448 for four-bedroom units, \$5,115 for five-bedroom units, and \$5,783 for six-bedroom units.

3. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the Board of Commissioners of the Housing Authority of the City of Napa at a public meeting of said Housing Authority held on the 21st day of July 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Tiffany Carranza  
Authority Deputy Secretary

Approved as to form:

\_\_\_\_\_  
Christopher J. Diaz  
Interim Authority General Counsel