



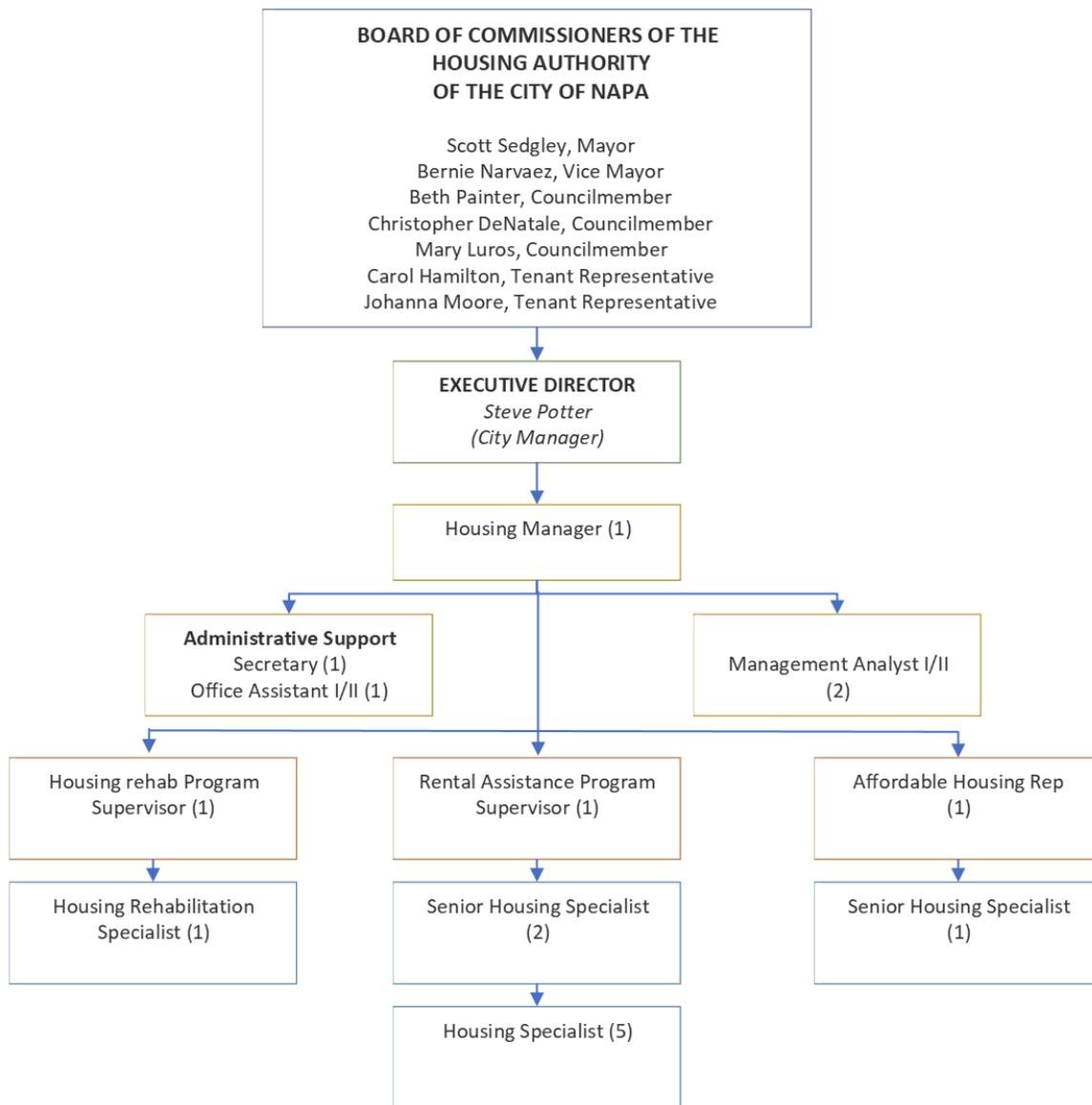
Housing Authority of the City of Napa



Agency Objectives:

The Housing Authority of the City of Napa (the Housing Authority) was established on May 8, 1942. On July 7, 1969, the City Council of the City of Napa declared itself to be the Board of Commissioners of the Housing Authority. The commission now includes the five City Council members and two resident commissioners. The primary purpose of the Housing Authority is to assist low-income families in obtaining decent, safe and sanitary housing.

The mission of the Housing Authority is to provide and administer affordable housing programs and services to qualified residents. The Housing Authority administers federal funds including Section 8 Housing Choice Vouchers countywide, Mainstream vouchers countywide; and Continuum of Care funds within Napa. It also administers the Housing Set-Aside Fund and the Local Housing Fund and manages Housing Authority owned properties. These properties include Laurel Manor, a 50-unit affordable senior apartment project and the office building on Seminary Street. The City's Housing Division provides staff to the Housing Authority.



Housing FTEs (also included in CM totals)

FT/LT	2022/23 Amended	2023/24 Amended	2024/25 Amended	2025/26 Proposed	2026/27 Proposed
Amount					
Limited-Term	0	1	0	0	0
Full-Time	0	17	17	17	17
AMOUNT	0	18	17	17	17

	2022 - 23 Actuals Yearly View	2023 - 24 Actuals Yearly View	2024 - 25 Revised Budget	2025 - 26 Budget	2026 - 27 Budget
Part-Time Employees	\$12,683	\$564	\$0	\$0	\$0
TOTAL	\$12,683	\$564	\$0	\$0	\$0



Laurel Manor Fund

Housing Authority of the City of Napa

Fund Purpose:

This fund accounts for the operation and management of Laurel Manor, a 50-unit senior housing development owned by the Housing Authority of the City of Napa.

Major Accomplishments in FY2024/25:

- Continued to operate at full occupancy.
- Continued to provide 12 units through a below-market rate program for low-income seniors without Section 8 vouchers where the rent charged is equal to 30% of the household's income.

Key Initiatives for Fiscal Years 2025/26 and 2026/27:

- Continue to provide well maintained and affordable housing to low-income seniors.
- Continue to provide 12 affordable units to low-income seniors through the below-market rate rent program.
- Explore opportunity to implement energy efficiency and decarbonization measures at Laurel Manor to improve comfort and safety of residents and take advantage of current incentive opportunities.

Revenue / Expenditure Detail:

	ACTUAL		REVISED	PROJECTED	PROPOSED	PROPOSED	
	FY2023	FY2024	FY2025	FY2025	FY2026	FY26 % Change	FY2027
Revenues							
30 - Charges for Service	\$3,365	\$3,420	\$2,000	\$2,000	\$2,000	0%	\$2,000
50 - Investment Earnings	(\$56,230)	\$92,092	\$25,910	\$66,030	\$29,410	14%	\$29,410
55 - Misc Revenues	\$397,026	\$403,267	\$413,500	\$380,755	\$413,500	0%	\$413,500
REVENUES TOTAL	\$344,161	\$498,779	\$441,410	\$448,785	\$444,910	1%	\$444,910
Expenses							
60 - Salaries and Wages	\$34,433	\$12,861	\$31,560	\$0	\$67,890	115%	\$69,534
61 - Benefits	\$21,217	\$9,090	\$15,740	\$0	\$37,824	140%	\$40,326
70 - Services - External	\$257,170	\$308,009	\$278,000	\$365,587	\$325,664	17%	\$326,481
71 - Debt Service	\$42,654	\$42,653	\$44,000	\$42,654	\$44,000	0%	\$44,000
72 - Services - Internal	\$11,400	\$19,090	\$20,950	\$20,950	\$23,018	10%	\$26,053
75 - Materials & Supplies	\$2,176	-	-	-	-	-	-
82 - Transfers Out	\$67,000	\$20,170	\$20,980	\$20,980	\$260,631	1,142%	\$271,056

	ACTUAL		REVISED	PROJECTED	PROPOSED	PROPOSED	
	FY2023	FY2024	FY2025	FY2025	FY2026	FY26 % Change	FY2027
EXPENSES TOTAL	\$436,051	\$411,873	\$411,230	\$450,171	\$759,027	85%	\$777,450
Net Contribution / (Use)	(\$91,889)	\$86,906	\$30,180	(\$1,386)	(\$314,117)	-	(\$332,540)
Source of Funds							
Laurel Manor	\$436,051	\$411,873	\$411,230	\$450,171	\$759,027	85%	\$777,450
SOURCE OF FUNDS TOTAL	\$436,051	\$411,873	\$411,230	\$450,171	\$759,027	85%	\$777,450

	FY27 % Change
Revenues	
30 - Charges for Service	0%
50 - Investment Earnings	0%
55 - Misc Revenues	0%
REVENUES TOTAL	0%
Expenses	
60 - Salaries and Wages	2%
61 - Benefits	7%
70 - Services - External	0%
71 - Debt Service	0%
72 - Services - Internal	13%
75 - Materials & Supplies	-
82 - Transfers Out	4%
EXPENSES TOTAL	2%
Net Contribution / (Use)	-
Source of Funds	
Laurel Manor	2%
SOURCE OF FUNDS TOTAL	2%

Major Budget Changes for Fiscal Years 2025/26 and 2026/27:

- None.



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Seminary Street Fund

Housing Authority of the City of Napa

Fund Purpose:

This fund accounts for the operation and management of a commercial office building owned by the Housing Authority of the City of Napa. The Authority's offices are located in part of the building, and the rest is leased to another City department.

Major Accomplishments in FY2024/25:

- Maintained full occupancy of the building to assure financial stability.

Key Initiatives for Fiscal Years 2025/26 and 2026/27:

- Maintain full occupancy to insure financial stability.

Revenue / Expenditure Detail:

	ACTUAL		REVISED	PROJECTED	PROPOSED	PROPOSED	
	FY2023	FY2024	FY2025	FY2025	FY2026	FY26 % Change	FY2027
Revenues							
50 - Investment Earnings	(\$23,705)	\$39,200	\$13,000	\$26,625	\$14,500	12%	\$14,500
55 - Misc Revenues	\$255,320	\$264,903	\$230,000	\$269,931	\$230,000	0%	\$230,000
REVENUES TOTAL	\$231,615	\$304,103	\$243,000	\$296,556	\$244,500	1%	\$244,500
Expenses							
60 - Salaries and Wages	\$8,173	\$6,109	\$7,370	\$0	\$17,990	144%	\$18,465
61 - Benefits	\$5,363	\$2,543	\$3,530	\$0	\$8,733	147%	\$9,257
70 - Services - External	\$28,126	\$27,420	\$46,500	\$37,586	\$31,500	(32%)	\$31,500
71 - Debt Service	\$101,312	\$95,025	\$105,000	\$96,102	\$105,000	0%	\$105,000
72 - Services - Internal	\$3,500	\$5,880	\$6,470	\$6,470	\$7,098	10%	\$8,033
75 - Materials & Supplies	\$6,028	\$21,750	\$31,000	\$31,000	\$131,000	323%	\$31,000
82 - Transfers Out	\$98,300	\$171,990	\$178,870	\$178,870	\$91,610	(49%)	\$95,275
EXPENSES TOTAL	\$250,802	\$330,716	\$378,740	\$350,028	\$392,931	4%	\$298,530
Net Contribution / (Use)	(\$19,187)	(\$26,613)	(\$135,740)	(\$53,472)	(\$148,431)	-	(\$54,030)
Source of Funds							
Seminary Street	\$250,802	\$330,716	\$378,740	\$350,028	\$392,931	4%	\$298,530
SOURCE OF FUNDS TOTAL	\$250,802	\$330,716	\$378,740	\$350,028	\$392,931	4%	\$298,530

	FY27 % Change
Revenues	
50 - Investment Earnings	0%
55 - Misc Revenues	0%
REVENUES TOTAL	0%
Expenses	
60 - Salaries and Wages	3%
61 - Benefits	6%
70 - Services - External	0%
71 - Debt Service	0%
72 - Services - Internal	13%
75 - Materials & Supplies	(76%)
82 - Transfers Out	4%
EXPENSES TOTAL	(24%)
Net Contribution / (Use)	-
Source of Funds	
Seminary Street	(24%)
SOURCE OF FUNDS TOTAL	(24%)

Major Budget Changes for Fiscal Years 2025/26 and 2026/27:

- None.



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Section 8 Housing Fund

Housing Authority of the City of Napa

Fund Purpose:

The Housing Choice Voucher Program provides rental assistance to approximately eleven hundred households in the Napa Valley. This program is a federally funded program and is required to meet the rigorous standards set by HUD. The Fund also includes the Mainstream Program which currently includes 75 rental assistance subsidies specifically designated for the disabled as well as the Emergency Housing Voucher Program which currently includes 56 rental assistance subsidies for the chronically homeless.

Major Accomplishments in FY2024/25:

- Received grant in 2024 of approximately \$124,000 for one Family Self Sufficiency coordinator.
- Awarded 15 new Veterans Affairs Supportive Housing (VASH) vouchers to serve Veterans with rental assistance.
- Entered into agreements to project-based 11 vouchers in a existing affordable housing projects and made reservation for 36 project-based vouchers for a new construction/re-use affordable housing project.

Key Initiatives for Fiscal Years 2025/26 and 2026/27:

- Maintain program quality and obtain a SEMAP performance rating of high performer.
- Continue to assist the maximum number of households possible while dealing with a market experiencing low vacancies and escalating rents.
- Explore additional project-based voucher opportunities to expand affordable housing options for voucher holders.
- None.

Revenue / Expenditure Detail:

	ACTUAL		REVISED	PROJECTED	PROPOSED		PROPOSED
	FY2023	FY2024	FY2025	FY2025	FY2026	FY26 % Change	FY2027
Revenues							
30 - Charges for Service	\$26,303	\$32,137	\$320,000	\$297,422	\$340,000	6%	\$340,000
40 - Intergovernmental	\$16,616,039	\$20,044,641	\$21,391,520	\$21,627,782	\$21,964,519	3%	\$22,340,744
55 - Misc Revenues	\$1	-	-	-	-	-	-
81 - Transfers In	(\$6,945)	-	\$4,719	-	-	(100%)	-
REVENUES TOTAL	\$16,635,398	\$20,076,778	\$21,716,239	\$21,925,204	\$22,304,519	3%	\$22,680,744
Expenses							

	ACTUAL		REVISED	PROJECTED	PROPOSED		PROPOSED
	FY2023	FY2024	FY2025	FY2025	FY2026	FY26 % Change	FY2027
60 - Salaries and Wages	\$813,721	\$901,340	\$1,081,610	\$9,917	\$901,758	(17%)	\$914,055
61 - Benefits	\$398,765	\$487,529	\$590,840	\$0	\$476,669	(19%)	\$504,428
70 - Services - External	\$15,486,814	\$18,682,435	\$20,388,440	\$20,295,116	\$20,672,000	1%	\$20,992,832
72 - Services - Internal	\$25,200	\$42,870	\$46,950	\$46,950	\$56,362	20%	\$61,591
75 - Materials & Supplies	\$15,648	\$13,502	\$19,500	\$5,772	\$8,150	(58%)	\$13,750
82 - Transfers Out	\$82,800	\$328,990	\$346,869	\$342,150	\$355,836	3%	\$370,069
EXPENSES TOTAL	\$16,822,948	\$20,456,665	\$22,474,209	\$20,699,905	\$22,470,775	0%	\$22,856,725
Net Contribution / (Use)	(\$187,550)	(\$379,887)	(\$757,970)	\$1,225,299	(\$166,256)	-	(\$175,981)
Source of Funds							
Section 8	\$16,822,948	\$20,456,665	\$22,474,209	\$20,699,905	\$22,470,775	0%	\$22,856,725
SOURCE OF FUNDS TOTAL	\$16,822,948	\$20,456,665	\$22,474,209	\$20,699,905	\$22,470,775	0%	\$22,856,725

	FY27 % Change
Revenues	
30 - Charges for Service	0%
40 - Intergovernmental	2%
55 - Misc Revenues	-
81 - Transfers In	-
REVENUES TOTAL	2%
Expenses	
60 - Salaries and Wages	1%
61 - Benefits	6%
70 - Services - External	2%
72 - Services - Internal	9%
75 - Materials & Supplies	69%
82 - Transfers Out	4%
EXPENSES TOTAL	2%
Net Contribution / (Use)	-
Source of Funds	
Section 8	2%
SOURCE OF FUNDS TOTAL	2%

Major Budget Changes for Fiscal Years 2025/26 and 2026/27:

- None.



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20% Low/Mod Income Fund

Housing Authority of the City of Napa

Fund Purpose:

This fund was previously funded by revenues received by the Housing Authority under contract with the former Napa Community Redevelopment Agency. Due to the dissolution of redevelopment, revenues are now limited to affordable housing loan repayments. A variety of affordable housing activities can be funded with this fund although funding is limited.

Major Accomplishments in FY2024/25:

- Continued monitoring of projects previously assisted and loan servicing of existing loans to ensure continued affordability of assisted units and to maintain a funding source for future needs.

Key Initiatives for Fiscal Years 2025/26 and 2026/27:

- Continue to monitor and administer loans and projects.
- Continue to fund home sharing program.
- Continue to fund landlord mitigation and incentive program.

Revenue / Expenditure Detail:

	ACTUAL		REVISED	PROJECTED	PROPOSED	PROPOSED	
	FY2023	FY2024	FY2025	FY2025	FY2026	FY26 % Change	FY2027
Revenues							
50 - Investment Earnings	(\$43,420)	\$68,769	\$24,000	\$48,567	\$24,000	0%	\$24,000
52 - Financing Revenues	\$112,055	\$50,296	\$151,500	\$151,500	\$151,500	0%	\$151,500
REVENUES TOTAL	\$68,635	\$119,065	\$175,500	\$200,067	\$175,500	0%	\$175,500
Expenses							
60 - Salaries and Wages	\$9,479	\$4,707	\$6,950	\$0	\$142,442	1,950%	\$144,528
61 - Benefits	\$4,628	\$2,319	\$3,480	\$0	\$77,615	2,130%	\$82,206
70 - Services - External	\$126,575	\$79,972	\$275,360	\$275,879	\$153,391	(44%)	\$154,513
72 - Services - Internal	\$300	\$220	\$250	\$250	\$324	30%	\$354
82 - Transfers Out	\$11,600	\$23,890	\$24,850	\$24,850	\$33,151	33%	\$34,477
EXPENSES TOTAL	\$152,582	\$111,108	\$310,890	\$300,979	\$406,923	31%	\$416,078
Net Contribution / (Use)	(\$83,947)	\$7,957	(\$135,390)	(\$100,912)	(\$231,423)	-	(\$240,578)
Source of Funds							
20% Low/Mod Income	\$152,582	\$111,108	\$310,890	\$300,979	\$406,923	31%	\$416,078

	ACTUAL		REVISED	PROJECTED	PROPOSED	PROPOSED	
	FY2023	FY2024	FY2025	FY2025	FY2026	FY26 % Change	FY2027
SOURCE OF FUNDS TOTAL	\$152,582	\$111,108	\$310,890	\$300,979	\$406,923	31%	\$416,078

		FY27 % Change
Revenues		
50 - Investment Earnings		0%
52 - Financing Revenues		0%
REVENUES TOTAL		0%
Expenses		
60 - Salaries and Wages		1%
61 - Benefits		6%
70 - Services - External		1%
72 - Services - Internal		9%
82 - Transfers Out		4%
EXPENSES TOTAL		2%
Net Contribution / (Use)		-
Source of Funds		
20% Low/Mod Income		2%
SOURCE OF FUNDS TOTAL		2%

Major Budget Changes for Fiscal Years 2025/26 and 2026/27:

- None.



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Local Housing Fund

Housing Authority of the City of Napa

Fund Purpose:

This fund accounts for unrestricted revenues received, fees charged for services rendered and general administration activities of the Housing Authority that cannot be allocated to restricted funds.

Major Accomplishments in FY2024/25:

- Provided affordable housing services to the Cities of American Canyon, Calistoga and St. Helena and the Town of Yountville.
- Assisted the Cities of American Canyon, St. Helena, and Calistoga and the Town of Yountville in expending more than \$200,000 for homeowner rehabilitation loans through State funding from Cal Home, HOME and CDBG.

Key Initiatives for Fiscal Years 2025/26 and 2026/27:

- Administer owner occupied rehabilitation loan programs for American Canyon, Calistoga, St. Helena, and the Town of Yountville as grant funding is available.
- Continue to support homeless programs and the Continuum of Care grant program.
- Continue to provide housing services and monitoring for American Canyon, Calistoga, St. Helena and Yountville.

Revenue / Expenditure Detail:

	ACTUAL		REVISED	PROJECTED	PROPOSED	PROPOSED	
	FY2023	FY2024	FY2025	FY2025	FY2026	FY26 % Change	FY2027
Revenues							
30 - Charges for Service	\$385,634	\$383,113	\$378,150	\$339,100	\$350,400	(7%)	\$365,121
40 - Intergovernmental	–	\$170,072	–	–	–	–	–
50 - Investment Earnings	(\$14,115)	\$20,812	\$5,500	\$12,964	\$12,000	118%	\$12,000
55 - Misc Revenues	\$1,023	–	\$7,000	\$5,000	\$5,000	(29%)	\$5,000
REVENUES TOTAL	\$372,541	\$573,997	\$390,650	\$357,064	\$367,400	(6%)	\$382,121
Expenses							
60 - Salaries and Wages	\$205,238	\$270,195	\$306,190	\$0	\$214,647	(30%)	\$219,570
61 - Benefits	\$140,045	\$133,448	\$157,030	\$0	\$120,186	(23%)	\$128,107
70 - Services - External	\$91,775	\$89,595	\$117,000	\$59,307	\$123,040	5%	\$124,538
72 - Services - Internal	\$6,833	\$10,611	\$11,470	\$11,528	\$14,562	27%	\$15,914

	ACTUAL		REVISED	PROJECTED	PROPOSED	PROPOSED	
	FY2023	FY2024	FY2025	FY2025	FY2026	FY26 % Change	FY2027
75 - Materials & Supplies	\$3,775	\$3,165	\$3,000	\$0	\$11,750	292%	\$1,500
82 - Transfers Out	\$28,655	\$51,380	\$51,440	\$51,440	\$53,498	4%	\$55,638
EXPENSES TOTAL	\$476,321	\$558,394	\$646,130	\$122,275	\$537,683	(17%)	\$545,267
Net Contribution / (Use)	(\$103,779)	\$15,604	(\$255,480)	\$234,789	(\$170,283)	-	(\$163,146)
Source of Funds							
Local Housing	\$476,321	\$558,394	\$646,130	\$122,275	\$537,683	(17%)	\$545,267
SOURCE OF FUNDS TOTAL	\$476,321	\$558,394	\$646,130	\$122,275	\$537,683	(17%)	\$545,267

	FY27 % Change
Revenues	
30 - Charges for Service	4%
40 - Intergovernmental	-
50 - Investment Earnings	0%
55 - Misc Revenues	0%
REVENUES TOTAL	4%
Expenses	
60 - Salaries and Wages	2%
61 - Benefits	7%
70 - Services - External	1%
72 - Services - Internal	9%
75 - Materials & Supplies	(87%)
82 - Transfers Out	4%
EXPENSES TOTAL	1%
Net Contribution / (Use)	-
Source of Funds	
Local Housing	1%
SOURCE OF FUNDS TOTAL	1%

Major Budget Changes for Fiscal Years 2025/26 and 2026/27:

- Decrease in External Services due to closing of the Successor Agency Low-Mod fund which formerly supplemented the Local Housing fund.



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Homeless Continuum of Care Program Fund

Housing Authority of the City of Napa

Fund Purpose:

This fund accounts for federal Department of Housing and Urban Development (HUD) funds specific to the McKinney Vento Act for Homeless Continuum of Care. The grant provides resources for various activities related to housing and services for the homeless. The activities funded in this budget include rental assistance for special needs populations administered by the Housing Authority.

Major Accomplishments in FY2024/25:

- Received Shelter Plus Care grant renewal funding from HUD.
- Actively participated in the Napa County Continuum of Care to help obtain federal and State funding for housing and services for homeless community members.

Key Initiatives for Fiscal Years 2025/26 and 2026/27:

- Continue to work in partnership with the Continuum of Care to apply for renewal of grant funding and administer rent subsidies for at least eight disabled and chronically homeless households.
- Continue to actively participate in the Napa County Continuum of Care Homeless Collaborative.

Revenue / Expenditure Detail:

	ACTUAL		REVISED	PROJECTED	PROPOSED	PROPOSED	
	FY2023	FY2024	FY2025	FY2025	FY2026	FY26 % Change	FY2027
Revenues							
40 - Intergovernmental	\$161,797	\$114,437	\$202,063	\$199,240	\$180,684	(11%)	\$186,106
50 - Investment Earnings	(\$1,947)	-	-	-	-	-	-
REVENUES TOTAL	\$159,850	\$114,437	\$202,063	\$199,240	\$180,684	(11%)	\$186,106
Expenses							
60 - Salaries and Wages	\$5,941	\$5,573	\$9,800	\$12,919	\$0	(100%)	\$0
61 - Benefits	\$2,450	\$3,199	\$5,360	\$6,076	\$0	(100%)	\$0
70 - Services - External	\$153,275	\$109,042	\$187,183	\$189,299	\$180,684	(3%)	\$186,106
72 - Services - Internal	-	-	-	\$0	\$324	-	\$354
EXPENSES TOTAL	\$161,667	\$117,815	\$202,343	\$208,294	\$181,008	(11%)	\$186,460
Net Contribution / (Use)	(\$1,817)	(\$3,378)	(\$280)	(\$9,054)	(\$324)	-	(\$354)
Source of Funds							
Continuum of Care Program	\$161,667	\$117,815	\$202,343	\$208,294	\$181,008	(11%)	\$186,460

	ACTUAL		REVISED	PROJECTED	PROPOSED		PROPOSED
	FY2023	FY2024	FY2025	FY2025	FY2026	FY26 % Change	FY2027
SOURCE OF FUNDS TOTAL	\$161,667	\$117,815	\$202,343	\$208,294	\$181,008	(11%)	\$186,460

		FY27 % Change
Revenues		
40 - Intergovernmental		3%
50 - Investment Earnings		-
REVENUES TOTAL		3%
Expenses		
60 - Salaries and Wages		-
61 - Benefits		-
70 - Services - External		3%
72 - Services - Internal		9%
EXPENSES TOTAL		3%
Net Contribution / (Use)		-
Source of Funds		
Continuum of Care Program		3%
SOURCE OF FUNDS TOTAL		3%

Major Budget Changes for Fiscal Years 2025/26 and 2026/27:

- Increase in External Services due to increase in grant award.



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