

RESOLUTION HR2024-\_\_

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NAPA, STATE OF CALIFORNIA, AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SERVICES AGREEMENT WITH ABODE SERVICES IN AN AMOUNT NOT TO EXCEED \$184,500 FOR OPERATION OF THE SECTION 8 LANDLORD MITIGATION AND INCENTIVE PROGRAM

WHEREAS, the Housing Authority of the City of Napa (hereafter the “Authority”) administers the U.S. Department of Housing and Urban (HUD) Section 8 Housing Choice Voucher program throughout the County of Napa; and

WHEREAS, the Napa County rental market has a very low vacancy rate and rents are continuing to increase, both of which are factors making it difficult for many Section 8 Housing Choice Voucher holders to find housing; and

WHEREAS, many of these Section 8 Housing Choice Voucher holders are either homeless or at-risk of homelessness; and

WHEREAS, since 2018, the Authority has operated the Section 8 Landlord Mitigation and Incentive Program to assist homeless and at-risk of homeless Section 8 Housing Choice voucher holders to find housing and to remain successfully housed (the “Program”); and

WHEREAS, the Program provides incentives to landlords agreeing to lease rental housing to Program participants and a loss mitigation pool to provide loss mitigation payments to landlords in the event a Program participant damages a unit in accordance with the Program guidelines; and

WHEREAS, Abode Services, a California non-profit, public benefit corporation, has served as the Program Operator since the Program’s inception; and

WHEREAS, Abode Services was most recently selected to serve in this capacity through a Request for Proposals (RFP) issued by the Authority on July 10, 2020; and

WHEREAS, Abode Services remains the housing provider to the City of Napa and the County of Napa; and

WHEREAS, Abode Services and the Authority desire to continue the Program; and

WHEREAS, the Authority Board of Commissioners has considered all information related to this matter, as presented at the public meetings of the Authority

# ATTACHMENT 1

identified herein, including any supporting reports by Authority staff, and any information provided during public meetings.

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 authorizes the Executive Director to execute the Services Agreement with Abode Services in an amount not to exceed \$184,500 for operation of the Program, as set forth in Exhibit "A," attached hereto and incorporated herein by reference.

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 16th day of July 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Approved as to form:

\_\_\_\_\_  
Sabrina Wolfson  
Authority Interim General Counsel