CITY OF NAPA

HOUSING AUTHORITY BOARD

REGULAR MEETING AGENDA

Chairperson Scott Sedgley
Board Member Chris DeNatale
Board Member Mary Luros
Board Member Bernie Narvaez
Board Member Beth Painter
Board Member Carol Hamilton
Board Member Johanna Moore

City Hall Council Chambers
955 School Street
Napa, CA 94559

October 6, 2026
cityofnapa.org
3:30 PM Afternoon Session

3:30 PM AFTERNOON SESSION

1. CALL TO ORDER:

1.A. Roll Call:

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

3. PUBLIC COMMENT ON NON-AGENDA ITEMS:

4. CONSENT CALENDAR:

4.A. 406-2026 **Board of Commissioners of the Housing Authority of the City of Napa (HACN) Meeting Minutes**

Recommendation: Approve the September 1, 2026 Regular Meeting Minutes of the Housing Authority Board.

Attachments: ATCH 1 - September 1, 2026 Draft Regular Meeting Minutes

4.B. 397-2026 **Administrative Plan Amendment to Chapter 16 and Housing Choice Voucher Program Payment Standards 2027**

Recommendation: Adopt a resolution approving an amendment to the Section 8 Housing Choice Voucher Program Administrative Plan; and
Adopt a resolution approving updated Section 8 Housing Choice Voucher Program Payment Standards effective January 1, 2027.

Attachments:
ATCH 1 - Resolution (Admin Plan Amendments)
EX A - Redlines to Administrative Plan Chapter 16
ATCH 2 - Resolution (2027 Payment Standard)
EX A - Summary of Fair Market Rents and Payment Standards

5. COMMENTS BY BOARD MEMBERS OR EXECUTIVE DIRECTOR:

6. ADJOURNMENT:

The next regularly scheduled meeting for the Housing Authority Board of the City of Napa is December 1, 2026.

I hereby certify that the agenda for the above stated meeting was posted at a location freely accessible to members of the public at City Hall, 955 School Street, on Thursday, October 1, 2026 at 5:00 P.M.

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Tiffany Carranza, City Clerk

** NOTICE OF MEETING PROCEDURES **

ATTENDING THE MEETING IN PERSON:
Members of the public may participate in the Housing Authority of the City of Napa Board of Commissioners meeting by attending in person at the City Hall Council Chambers located at 955 School Street, Napa, CA 94559.

THE PUBLIC CAN ALSO VIEW AND LISTEN TO THE MEETING LIVE ON:

1. City of Napa website https://napacity.legistar.com/calendar.aspx. Click on the “In Progress” link.
2. Local cable TV Channel 28

Please be aware that while every effort is made to ensure the availability of the live meeting on the City of Napa’s website and on the local cable channel, occasional technical difficulties may occur that prevent the meeting from being viewed live. In those instances, so long as the public may still attend and view the meeting in person, the meeting will continue.

PUBLIC COMMENT:

Live Public Comment:
During each regular meeting, the public may directly address Housing Authority Board on any matter within the Board’s subject matter jurisdiction, including any matter that is not on the agenda. If the subject of the comments is not covered under an item on the meeting agenda, the Brown Act strictly limits the City’s ability to respond.

Speakers are requested to submit a speaker card prior to the item being called in order to assist with the efficient and orderly conduct of the meeting. A speaker card is not required, provided the speaker makes a clear and timely request to address the Board. Information on speaker cards is subject to public disclosure under the California Public Records Act.

For each item, speaking time is up to three minutes per person, unless otherwise specified for hearings and appeals, or at the discretion of the Chair and Board Members to address special circumstances. The Chair may modify (increase or decrease) any time requirements for any speaker or change the order of the items on the agenda, in accordance with Council’s Rules of Order and Procedures (R2016 6) to facilitate the efficient and fair conduct of the meeting.

Providing Written Comment*:
Members of the public may submit written comments to the Board before or during the meeting. All supplemental written comments will be included in the official record in accordance with the Council’s Rules of Order and Procedures (R2016 6). Public comments will NOT be read aloud during the meeting.

To allow the Board adequate time to review public comments before the meeting, comments are encouraged to be submitted by email to clerk@cityofnapa.org no later than 12:00 p.m. on the day of the Housing Authority Board meeting. Comments received after the deadline or during the meeting will be distributed to the Board and added to the record the next business day, or as soon as possible thereafter.

Written comments may also be mailed to ATTN: City Clerk, 955 School Street, Napa, CA 94559, or dropped off in person at the City Clerk’s office at City Hall.

* Please note: Emails and written comments submitted to the Board, along with any contact information provided, are considered public records. They may be posted on the City’s website and disclosed in accordance with the California Public Records Act.

ACCESS TO INFORMATION FOR PUBLIC MEETINGS:
Information and documents related to this meeting are available on the City’s website at www.cityofnapa.org; or by contacting the City Clerk by email at clerk@cityofnapa.org, by calling (707) 257 9503, or in person at 955 School Street, Napa.

CITY POLICY TO FACILITATE ACCESS TO PUBLIC MEETINGS:
The City of Napa offers its public programs, services, and meetings in a manner that is reasonably accessible to everyone, including individuals with disabilities. The City complies with all applicable requirements of the Americans with

Disabilities Act and California law and does not discriminate against any person with a disability. If any person has a disability and requires information or materials in an appropriate alternative format (or any other reasonable accommodation), or if you need any special assistance to participate in this meeting, contact the City Clerk at (707) 257 9503 or email at clerk@cityofnapa.org. Please request assistance at least 48 hours prior to the meeting.

For TTY/ Speech to Speech users, dial 711 for the California Relay Service, for text to speech, speech to speech, and Spanish language services 24 hours a day, 7 days a week.

TRADUCCIONES EN ESPAÑOL / SPANISH-LANGUAGE TRANSLATIONS:
Esta agenda identifica los asuntos que ser án considerados para acción de el ayuntamiento de la Cuidad de Napa en la fecha, hora y lugar que se muestran en la primera pagina. Todas las juntas del cuerpo legislativo están abiertas al público, y se invita a los miembros del público a asistir y dirigirse directamente ante el ayuntamiento.
Si solicita ayuda para traducir del inglés al español esta agenda o información relacionada, comuníquese con la Secretaria de la Ciudad al 707 257 9503 o por correo electrónico a clerk@cityofnapa.org. Se les pide por favor que avise con 48 horas de anticipación cuando haga un pedido para asistencia. Esto les da suficiente tiempo antes de la junta para permitir que la ciudad tome medidas razonables.

RULES OF ORDER FOR THE CONDUCT OF HOUSING AUTHORITY BOARD MEETINGS:
The Housing Authority conducts its meetings in accordance with the requirements of state law (the "Ralph M. Brown Act," California Government Code Sections 54950, et seq.) and the City's Rules of Order (Council Policy Resolution 19, R2016 6). Members of the public are expected to conduct themselves with courtesy and respect and comply with the Rules of Order.

For more information on the City of Napa’s general procedures for Housing Authority meetings refer to the City Clerk’s website at www.cityofnapa.org/150/City-Clerk or contact the City Clerk’s office directly at (707) 257 9503 or email at clerk@cityofnapa.org.

VIEWING ARCHIVED PAST MEETINGS:
Members of the public may access past City meetings at any time by going to: https://napacity.legistar.com/Calendar.aspx; which includes an indexed listing of past meetings, including supporting documents, minutes, and videos.