



HOUSING AUTHORITY OF THE CITY OF NAPA

955 School Street
Napa, California 94559
www.cityofnapa.org

Meeting Minutes - Final

Board of Commissioners:

Chairperson Scott Sedgley
Board Member Liz Alessio
Board Member Mary Luros
Board Member Bernie Narvaez
Board Member Beth Painter
Board Member Carol Hamilton
Board Member Johanna Moore

Tuesday, June 1, 2021

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session

In order to slow the spread of the Coronavirus (COVID-19) pandemic, the City conducted this meeting as a teleconference in compliance with the Governor's Executive Orders N-29-30 and N-63-20.

3:30 P.M. AFTERNOON SESSION

1. CALL TO ORDER: 3:30 P.M.

1.A. Roll Call:

Board Members Hamilton and Moore participated remotely, via teleconference.

Present 7 - Board Member Alessio, Board Member Hamilton, Board Member Luros, Board Member Moore, Chairperson Sedgley, Board Member Narvaez, and Board Member Painter

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental item:

Item 5.A.: PowerPoint Presentation by City Staff.

(A copy of the supplemental document is included in Attachment 1)

3. PUBLIC COMMENT: None.

4. CONSENT CALENDAR:

Approval of the Consent Agenda

A motion was made by Board Member Hamilton, seconded by Board Member Moore, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Board Member Alessio, Board Member Hamilton, Board Member Luros, Board Member Moore, Chairperson Sedgley, Board Member Narvaez, and Board Member Painter

4.A. [157-2021](#) Board of Commissioners of the Housing Authority of the City of Napa (HACN) Meeting Minutes

Approved the April 6, 2021 Regular Meeting Minutes of the Housing Authority Board.

4.B. [171-2021](#) Audited Comprehensive Annual Financial Report, Single Audit (SA) and Financial Data Schedule for the Fiscal Year Ended June 30, 2020

Accepted the City of Napa Audited Comprehensive Annual Financial Report and Single Audit (SA) for the fiscal year ended June 30, 2020.

4.C. [194-2021](#) Housing Choice Voucher Program Administrative Plan

Adopted Resolution HR2021-004 approving an amended Section 8 Housing Choice Voucher Program Administrative Plan.
Enactment No: HR2021-004

5. PUBLIC HEARINGS/APPEALS:

5.A. [168-2021](#) Housing Authority of the City of Napa FY 2021/22 Proposed Budget

(See attachment 1 for supplemental document)

Chair Sedgley opened the public hearing.

Housing Manager Lark Ferrell provide the staff report.

Chair Sedgley called for public testimony; there were no requests to comment from the public.

Board Member Alessio provided brief comments.

A motion was made by Board Member Painter, seconded by Board Member Alessio, to close public testimony. The motion carried unanimously.

Ms. Ferrell responded to brief Council questions.

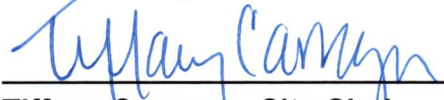
A motion was made by Board Member Moore, seconded by Board Member Hamilton, to provide direction to staff to finalize the proposed FY 2021/22 Budget and present that document for final review and approval at the scheduled special meeting on June 15, 2021. The motion carried by the following vote:

Aye: 7 - Board Member Alessio, Board Member Hamilton, Board Member Luros, Board Member Moore, Chairperson Sedgley, Board Member Narvaez, and Board Member Painter

6. COMMENTS BY BOARD MEMBERS OR EXECUTIVE DIRECTOR: None.

7. ADJOURNMENT: 3:47 P.M.

Submitted by:

A handwritten signature in blue ink, appearing to read "Tiffany Carranza", is written over a horizontal line.

Tiffany Carranza, City Clerk

ATTACHMENT 1

**SUPPLEMENTAL REPORTS & COMMUNICATIONS
Office of the City Clerk**

**Board of Commissioners of the Housing Authority of the City of
Napa Regular Meeting**

June 1, 2021

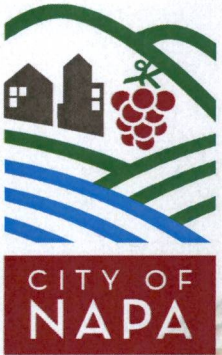
**FOR THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF NAPA:**

AFTERNOON SESSION:

5. PUBLIC HEARINGS/APPEALS:

5.A. Housing Authority of the City of Napa FY 2020/21 Proposed Budget.

- PowerPoint Presentation by City Staff.



Housing Authority Meeting
6/1/2021
Supplemental I - 5.A.
From: City Staff

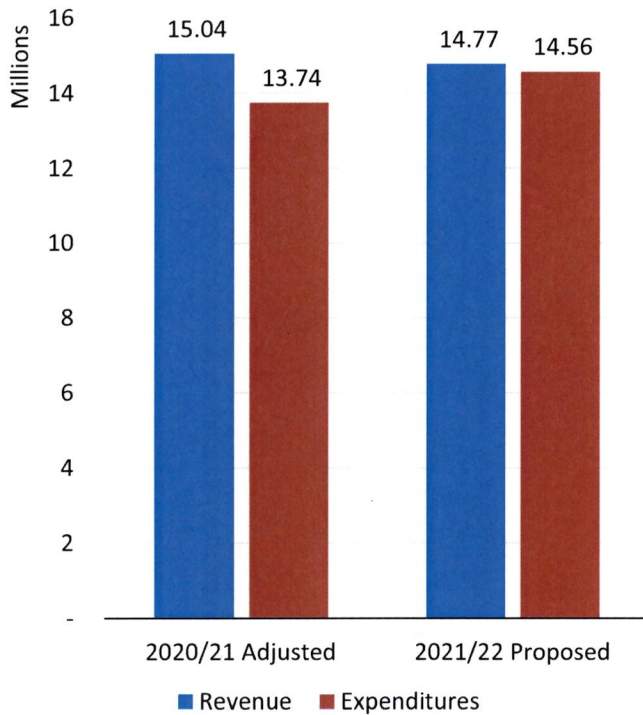
Housing Authority Budget FY 2021/22

June 1, 2021

Major Budget Changes

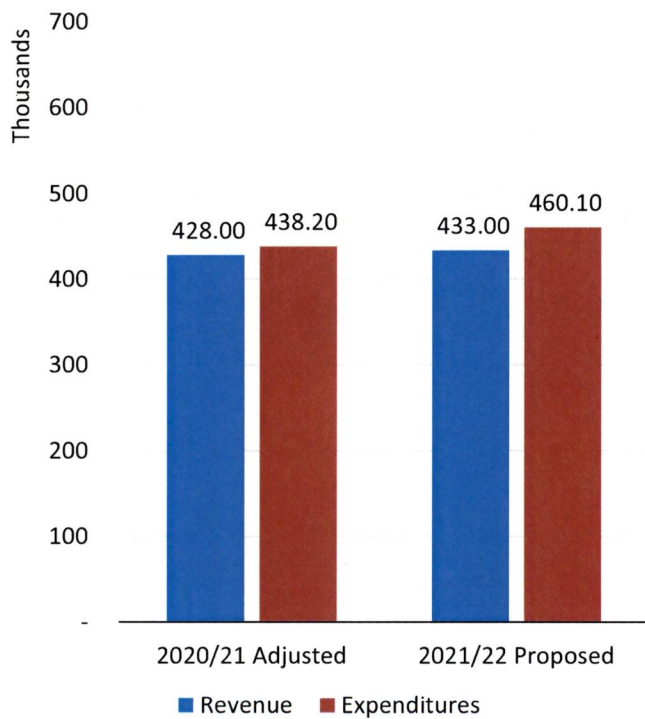
- New Positions
 - Add 1 Senior Housing Specialist Position

Section 8 Fund



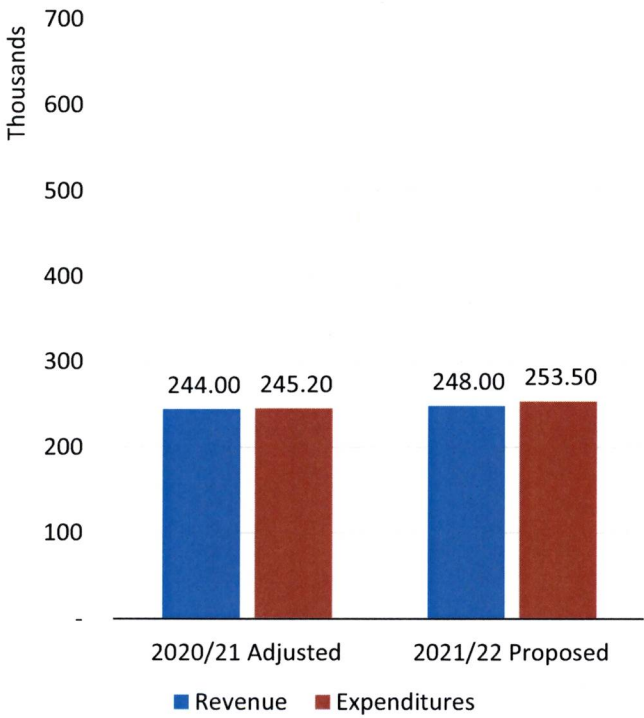
- Drop in revenue due to impacts of slower than expected leasing during pandemic
- Awarded 34 new Mainstream vouchers
- Hot off the presses: 44 new Emergency Housing vouchers
 - Future budget adjustment

Laurel Manor Fund



- Continue to provide 12 BMR units
 - Tenants pay 30% of income as rent
- \$50 rent increase for non-BMR units July 1st

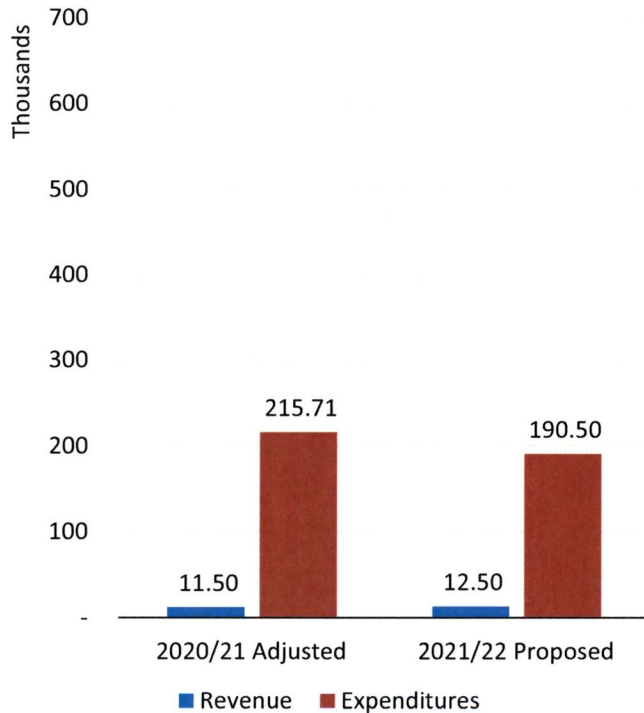
Seminary Street Fund



- Continue to rent office space to other City departments

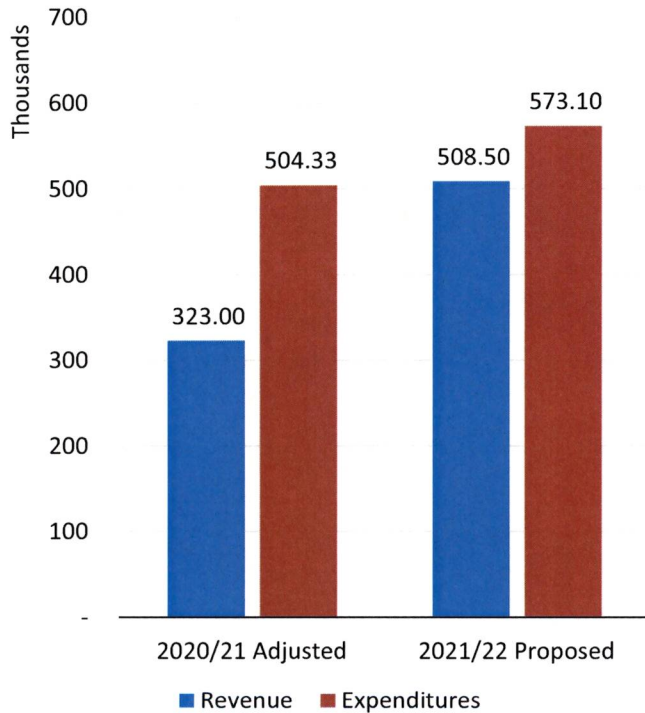


20% Low/Mod Income Fund



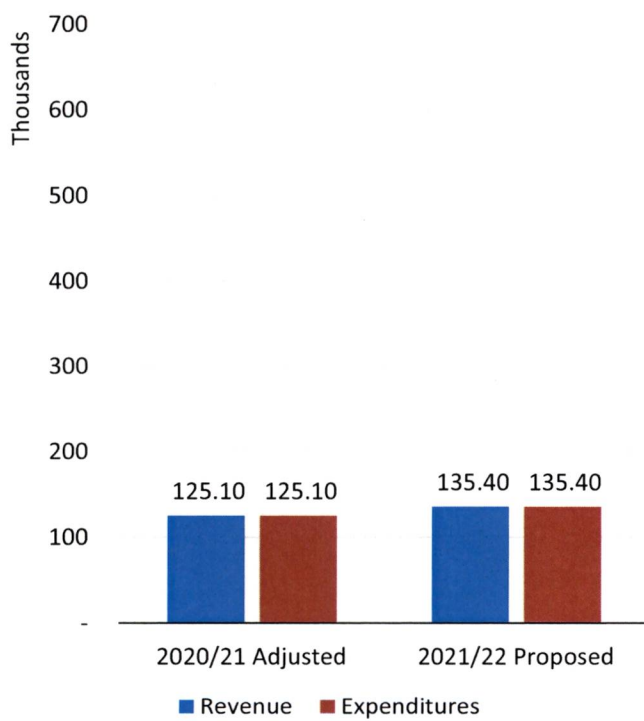
- Approximately \$1.4M remaining
- Expenditures include:
 - NVCH Home sharing Program
 - Abode housing location
 - Loan monitoring

Local Housing Fund



- Increased revenue in FY2021/22 for delivery of new housing grants in other jurisdictions
- Expenditures likely to be lower than budget due to anticipated staffing changes/planned retirement

Homeless Continuum of Care Fund



Conclusion of Budget Presentation



- Recommended Action: provide direction to finalize the budget and return on 6/15 for budget adoption

End of Presentation

