

EXHIBIT B

Attachment to Housing Authority of the City of Napa 2026 Annual Plan

Resident Advisory Board Meeting February 3, 2026

Comments

Board Members: Present: Carol Hamilton and Janett Sanchez

1.) Asked about the landlord Mitigation Program

Response: Program data indicates that landlord participation in the Section 8 program remains stable, with strong retention over time. Staff also noted that California law includes source-of-income protections and limits no-cause evictions. When concerns arise, landlords may be referred to Fair Housing Napa Valley for guidance. Housing Authority staff routinely engage in landlord outreach to explain program requirements as part of long-standing housing navigation and incentive efforts. In addition, Abode Services receives referrals to support households nearing voucher expiration or facing housing instability. The Housing Authority plans to continue this partnership.

2.) Questioned what potential impacts a tenant may experience if unit damages occur when the landlord is participating in the landlord mitigation program

Response: When a landlord participates in the mitigation program, eligible damages or unpaid rent may be reimbursed to the landlord for costs that exceed the tenant's security deposit, subject to program limits and documentation requirements. The program is designed to reduce financial risk for landlords; however, it does not eliminate a tenant's lease obligations or potential consequences related to lease violations. Any eviction actions or tenant accountability measures are handled separately and in accordance with applicable law and due process.