

**NAPA COUNTY HOUSING AUTHORITY
RESPONSES TO GRAND JURY REPORT
FISCAL YEAR 2007-08**

**FINAL REPORT ON RENOVATION OF FARMWORKER HOUSING CENTERS
BY THE NAPA VALLEY HOUSING AUTHORITY**

Recommendation No. 4: The Board of Supervisors, acting as the NCHA, take steps to restore the public's trust in the management of farmworker housing.

Response, Napa County Housing Authority: The recommendation has been implemented. To this end, the County and Napa County Housing Authority have:

- Taken over full responsibility/operation/ownership of the centers;
- Established multiple policies for financial management and other aspects of the operation of the centers;
- Established the Napa County Housing Commission, an 11-member advisory group with broad community representation;
- Reported status of the centers publicly at monthly Housing Commission and Housing Authority meetings;
- Auditor/Controller has fully integrated the budget/expenditures in the County system;
- Staff has made presentations to industry organizations, whose representatives are included on the newly-established Napa County Housing Commission (June 2007), comprised of a number of industry representatives, of organizations such as Napa Valley Vintners, Napa County Farm Bureau, Grape Growers Association, etc.
- The County Housing Authority will conduct an audit for the Fiscal Year ending June 30, 2008 – the first year of its operation of the system.

Recommendation No. 5: For any future capital improvement project of NCHA, a professional project manager or the Public Works Department be retained and the project be sent out for bid after a building permit is issued and the financing for the project is in place.

Response, Napa County Housing Authority: This recommendation will be implemented as capital improvements are identified. The NCHA has formally adopted the procurement policies of the County. In the event that any capital improvement projects are undertaken by the NCHA, we commit to hiring a professional project manager or utilizing the Napa County Public Works Department to oversee such projects. We also commit to not sending a project out to bid until a building permit is issued and financing for the project is in place.

Recommendation No. 11: The NCHA establish a capital improvement fund for the farmworker housing centers.

Response, Napa County Housing Authority: The recommendation will be implemented by June 30, 2008. NCHA Staff has already generated a detailed list of repairs and improvements that will be necessary in the next fiscal year. This list – and associated cost estimates – will be used by the end of 2008 to generate a comprehensive Capital Improvement Program.

Staff will recommend to the Napa County Housing Commission and the Board of the NCHA a request to modify the appropriate budgets to establish both revenue and expenditure accounts for Capital Improvements to the farm worker centers.