

RESOLUTION R2022-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AMENDING R2020-025 TO (1) EXTEND THE DEADLINE FOR COMMENCEMENT OF CONSTRUCTION TO MARCH 1, 2024; AND (2) AUTHORIZE HERITAGE HOUSE PARTNERS, LP TO USE THE CITY LOAN FOR DEVELOPMENT OF BOTH THE HERITAGE HOUSE APARTMENTS AND THE VALLE VERDE APARTMENTS, AND DETERMINING THAT THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION

WHEREAS, Burbank Housing Development Corporation, a non-profit public benefit corporation, and Abode Services, a non-profit public benefit corporation, formed Heritage House Partners LP, a California limited partnership, (the “Developer”) to develop the Heritage House Apartments, a 66-unit affordable rental project and Valle Verde Apartments, a 24-unit affordable rental project, which would be located on APN 038-170-042, 038-170-043, and 038-170-046 at 3700 and 3710 Valle Verde Drive (the “Combined Project”); and

WHEREAS, originally the Developer planned to develop the Heritage House Apartments and the Valle Verde Apartments in two separate phases, but now intends to develop the Combined Project in a single phase due to financing efficiencies available with a larger, single phase project; and

WHEREAS, by Resolution R2020-025, the City Council authorized the City Manager to negotiate and execute loan documents with the Developer for a \$2,200,000 loan (the “City Loan”) from the City’s Affordable Housing Impact Fee Fund to assist in the development of the Heritage House Apartments Project, and

WHEREAS, Resolution R2020-025 requires the Developer to commence construction of the Heritage House Apartments by February 18, 2022; and

WHEREAS, the Developer has requested to use the City Loan to assist in the development of the Combined Project and also to extend the deadline for beginning construction from February 18, 2022 to March 1, 2024; and

WHEREAS, the City of Napa, as the lead agency for the Project, prepared an Environmental Impact Report EIR for the Valle Verde and Heritage House Continuum of Housing Project (SCH #2018082019), which was certified by the City Council on February 4, 2020 (“Certified EIR”). The Certified EIR is on file in the Office of the City Clerk, and is incorporated herein by reference.

ATTACHMENT 1

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.

2. The City Council hereby determines that the potential environmental effects of the Project were adequately examined in the Certified EIR pursuant to CEQA Guidelines Section 15162.

3. The City Council hereby amends Section 3 of R2020-025 as follows:

A. The City Loan may be used for the development of the Combined Project.

B. The deadline for commencement of construction is extended from February 18, 2022 to March 1, 2024.

4. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 1st day of March, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____

Tiffany Carranza
City Clerk

Approved as to form:

Michael W. Barrett
City Attorney