

RESOLUTION R2025-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AUTHORIZING A RESERVATION OF AFFORDABLE HOUSING IMPACT FEE FUNDS IN THE AMOUNT OF \$2,500,000 FOR THE ACQUISITION OF 1415 FOURTH STREET AND 1443 DIVISION STREET IN NAPA; AND DETERMINING THAT THE ACTIONS AUTHORIZED IN THIS RESOLUTION ARE EXEMPT FROM CEQA.

WHEREAS, there is a significant need for both the new development and preservation of affordable housing and workforce housing in Napa; and

WHEREAS, the State of California has released a Homekey+ Notice of Available Funding (NOFA) for the development or acquisition of housing units for permanent supportive housing under Proposition 1; and

WHEREAS, the properties of 1415 Fourth Street and 1443 Division Street are on the market with current use permits restricting the properties to low and moderate income households with tenants 62 and older or disabled; and

WHEREAS, the current owner of the properties has been a long time partner of the City and County's housing programs and acquisition by another party may result in significant increases in rent; and

WHEREAS, the timing of the Homekey+ NOFA has led City staff to pursue an application to acquire these units to deepen the affordability and convert to permanent supportive housing while prioritizing the preservation of the existing tenants in their units; and

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 actions authorized by this resolution are exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15378 (government fiscal activities without any commitment to any specific project) and 15301 (minor alterations to existing structures involving negligible expansion of use). Both

would apply on a separate and independent basis with 15378 applicable because this is a City financial activity with a plan to spend the funds to purchase the properties and 15301 is applicable to the extent that the funds are used to purchase and improve the properties with minor alterations.

3. The City Council hereby reserves \$2,500,000 in Affordable Housing Impact Fee funds to serve as a match for a Homekey+ application for the acquisition of 1415 Fourth Street and 1443 Division Street. This reservation shall expire if the City of Napa is not successful in obtaining grant funds through the Homekey+ program.

4. The City Manager or designee is authorized to take the necessary budget actions pending approval of a Homekey+ award from the State of California.

5. 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 4th day of February, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to form:

Christopher Diaz
Interim City Attorney