



CITY OF NAPA

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

MEETING MINUTES - Draft

CITY COUNCIL OF THE CITY OF NAPA

*Mayor Scott Sedgley*  
*Vice Mayor Mary Luros*  
*Councilmember Liz Alessio*  
*Councilmember Bernie Narvaez*  
*Councilmember Beth Painter*

Tuesday, October 4, 2022

3:30 PM

City Hall Council Chambers

**3:30 PM Afternoon Session**

**No Evening Session**

**3:30 P.M. AFTERNOON SESSION**

**1. CALL TO ORDER: 3:36 P.M.**

**1.A. Roll Call:**

**Present:** 5 - Councilmember Alessio, Councilmember Narvaez, Councilmember Painter, Vice Mayor Luros, and Mayor Sedgley

**2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

City Clerk Carranza announced the following supplemental documents:

Item 4: Emails from Iggy Becker, Will Becker, Joe Peatman of Downtown Joes, and Durriya Syed.

Item 6.B.: PowerPoint Presentation by City Staff.

(Copies of all supplemental items are included in Attachment 1)

**3. SPECIAL PRESENTATIONS:**

**3.A. [367-2022](#) Latinx Heritage Month**

Mayor Sedgley and Councilmembers read the proclamation. Jorge Gonzales and Hugo Nevarez of the Napa County Hispanic Network accepted the proclamation and provided remarks.

**4. PUBLIC COMMENT:**

(See supplemental documents in Attachment 1)

Dr. Monica Bowen - spoke regarding property and animal negligence at 3558 Jefferson Street and shared an audio recording of a dog attack that occurred outside of the property.

Carmen Vivian - provided comments regarding 3558 Jefferson Street.

Leigh Harmon - voiced a complaint regarding amplified noise from the Moose Lodge. Asked for a review of the Moose Lodge's amplified sound permit to confirm they were operating in compliance with all codes.

Tricia Lewis - provided comments regarding 3558 Jefferson Street.

Zach - provided comments regarding 3558 Jefferson Street.

Jim Wilson - provided comments regarding the climate crisis.

Linda Brown, Napa Climate Now! - provided comments regarding climate issues, specifically regarding drive throughs, gas stations, and removal of trees.

Thomas Estes - provided comments regarding 3558 Jefferson Street.

Jackie - provided comments regarding 3558 Jefferson Street.

Patricia Cruze - provided comments regarding 3558 Jefferson Street.

Maria - provided comments regarding 3558 Jefferson Street.

Unidentified speaker - provided comments regarding 3558 Jefferson Street.

**5. CONSENT CALENDAR:**

**Approval of the Consent Agenda**

**A motion was made by Councilmember Alessio, seconded by Councilmember Narvaez, to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 5 - Alessio, Narvaez, Painter, Luros, and Sedgley

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- 5.A.**     [364-2022](#)     City Council Meeting Minutes
- Approved the Minutes for the September 20, 2022 Regular Meeting of the City Council.**
- 5.B.**     [362-2022](#)     City Attorney's Office Staffing Plan Update
- Approved the second reading and final passage and adopted Ordinance O2022-010 amending Napa Municipal Code Section 2.24.070 regarding the designation of appointive officers in the City Attorney's Office.**
- Enactment No: O2022-010
- 5.C.**     [363-2022](#)     City Manager's Office Staffing Plan Update
- Approved the second reading and final passage and adopted Ordinance O2022-011 amending Napa Municipal Code Section 2.08.090 regarding the designation of appointive officers in the City Manager's Office.**
- Enactment No: O2022-011
- 5.D.**     [351-2022](#)     Affordable and Workforce Housing Loan Reservation for Napa HHS Housing Project
- Adopted Resolution R2022-086 authorizing an increase to the reservation of Transient Occupancy Special Tax for Affordable and Workforce Housing funds in the amount of \$1,995,000 for a total reservation of \$3,761,224 for the Napa HHS Housing Project, which includes sixteen new construction moderate-income ownership units, located at 2344 Old Sonoma Road and approving an associated expenditure budget increase, as documented in Budget Adjustment No. 234.**
- Enactment No: R2022-086
- 5.E.**     [203-2022](#)     Chemical Supplies for Potable Water Treatment Plant Facilities
- (1) Determined that the proposed contracts with Chemtrade Chem, and Olin Corporation for the purchase of chemical supplies for potable water treatment plant facilities, meet the requirements for procurement of supplies via existing contracts with another public agency (North Bay Chemical Agency Pool), as set forth in Napa Municipal Code Section 2.91.060; and**
- (2) Determined that the proposed contract with Univar Solutions meets the requirements for procurement of supplies as set forth in Napa Municipal Code Section 2.91.050, Exceptions for Specialty Items; and**
- (3) Authorized the Utilities Director to execute contracts in amounts not to exceed as follows: Chemtrade Chem at \$940,000; Olin Corporation at \$630,000; and Univar Solutions at \$230,000; for the purchase of chemicals for use at the three City of Napa potable water treatment facilities; and**
- (4) Approved the use of \$580,000 of Water Enterprise Fund Operating Reserve, reducing the Operating Reserve and increasing the Water Enterprise Fund expenditure budget by \$580,000, as documented in Council Budget Amendment No. 12; and determine this action is exempt from CEQA.**

- 5.F.**     [330-2022](#)     Napa Pipe Large Lots Subdivision, a 133.6-acre Project Located at 1025 Kaiser Road
- Adopted Resolution R2022-807** approving the Final Map of Napa Pipe Large Lots Subdivision (Project No. ENG18-0017), to subdivide property located at 1025 Kaiser Road into 10 parcels with a remainder parcel, authorizing the Mayor to sign the Final Map, approving the Subdivision Improvement Agreement associated with the Final Map; and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.
- Enactment No: R2022-087
- 5.G.**     [331-2022](#)     Napa Pipe Eastern Residential Large Lots Subdivision, a 29.5-acre Parcel Located at 1025 Kaiser Road
- Adopted Resolution R2022-088** approving the Final Map of Napa Pipe Eastern Residential Large Lots Subdivision (Project No. ENG18-0017), to subdivide Parcel 5 on the Final Map, Napa Pipe Large Lots located at 1025 Kaiser Road into 12 parcels, authorizing the Mayor to sign the Final Map, approving the Subdivision Improvement Agreement associated with the Final Map and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.
- Enactment No: R2022-088
- 5.H.**     [335-2022](#)     30-Year Water System Master Plan and Financial Plan
- Adopted Resolution R2022-089:** (1) authorizing the Utilities Director to award and execute a contract with West Yost & Associates, Inc. for the 30-Year Water System Master Plan, Financial Plan, and Environmental Impact Report in the amount of up to \$1,250,000; and (2) approving a transfer in the amount of \$520,000 from Nonrecurring Undesignated Fund Balance 539-25399 to Nonrecurring Water Engineering account 53960115-53210 as documented in Council Budget Amendment No. 3.
- Enactment No: R2022-089
- 5.I.**     [349-2022](#)     Laurel Street Water Main Installation
- Adopted Resolution R2022-090:** (1) authorizing the Utilities Director to award to, and execute a construction contract with, Maggiora & Ghilotti, Inc. for the Laurel Street Water Main Installation Project (53160139-63WT22UT03) in the amount of \$1,078,078; and (2) authorizing the Utilities Director to approve change orders and charges for project services in an amount of \$302,000 for a total project amount not to exceed \$1,380,078; and (3) approving a transfer in the amount of \$491,826 from Water CIP Reserve Account 530-35102 to Laurel Street Water Main Installation account 53160139-63WT22UT03 as documented in Council Budget Amendment No. 2; and (4) determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: R2022-090

**5.J.**     [353-2022](#)     Program for Arterial System Synchronization FY2022-23 Project Grant

**Adopted Resolution R2022-091 authorizing the Public Works Director to execute on behalf of the City a Joint Funding Agreement with the Metropolitan Transportation Commission (MTC) for signal timing improvements on Soscol Avenue, Trancas Street, Jefferson Street and Lincoln Avenue for a total project cost of \$196,600, of which MTC will fund \$167,113 and the City will fund \$29,487; and determining that the actions authorized by this resolution are exempt from CEQA.**

Enactment No: R2022-091

**5.K.**     [355-2022](#)     Trucking Services Amendment for Hauling Materials

**Authorized the Public Works Director to execute on behalf of the City an amendment to Agreement No. C2021-166 with Toby's Trucking, Inc., for On-Call Trucking Services in the increased amount of \$500,000 for a total contract amount not to exceed \$1,100,000 and determine that the actions authorized by this item are exempt from CEQA.**

**6. ADMINISTRATIVE REPORTS:****6.A.**     [304-2022](#)     Proclamation of Local Emergency to Respond to the Coronavirus (COVID-19)

City Manager Potter provided the report.

There were no requests to speak from the public.

**A motion was made by Councilmember Painter, seconded by Vice Mayor Luros, to continue the Proclamation of Local Emergency authorizing the City Manager to take actions necessary to respond to the Coronavirus (COVID-19); and ratify actions taken by the City Manager in implementation of the Proclamation of Local Emergency. The motion carried by the following vote:**

**Aye:** 5 - Alessio, Narvaez, Painter, Luros, and Sedgley

**6.B.**     [365-2022](#)     Acquisition of 3875 Jefferson Street for Affordable Housing Development

(See supplemental document in Attachment 1)

Deputy City Manager Molly Rattigan provided the report.

Brief Council comments and questions ensued.

Mayor Sedgley called for public comment.

Sean Reese, Field Representative from NorCal Carpenters Union, suggested that the City select responsible contractors and developers for the project that use apprenticeships, provide health care, and pay liveable wages.

Steve Harris - would like to see language in development project regarding apprenticeships, health care, local hire, and liveable wages.

**A motion was made by Councilmember Alessio, seconded by Councilmember Painter, to adopt Resolution R2022-092 (A) Authorizing the City Manager to execute a Purchase and Sale Agreement for the property located at 3875 Jefferson Street for the future development of affordable housing; (B) Determining that the actions authorized by this resolution are exempt from CEQA; and (C) Authorizing an associated expenditure budget increase in the Transient Occupancy Special Tax for Affordable and Workforce Housing in the amount of \$2,700,000 as document in Budget Amendment No. 410. The motion carried by the following vote:**

**Aye:** 5 - Alessio, Narvaez, Painter, Luros, and Sedgley

Enactment No: R2022-092

**7. CONSENT HEARINGS:****Approval of the Consent Agenda**

Mayor Sedgley announced the consent hearing. There were no requests to speak; the hearing was opened and closed without comment.

**A motion was made by Vice Mayor Luros, seconded by Councilmember Narvaez, to approve the Consent Hearing Agenda. The motion carried by the following vote:**

**Aye:** 5 - Alessio, Narvaez, Painter, Luros, and Sedgley

**7.A. [329-2022](#) Bicycle and Trails Advisory Commission Duties and Name**

**Approved the first reading and introduction of an ordinance amending Napa Municipal Code Sections 2.73.010, 2.73.020 and 2.73.050 to change the duties and name of the Bicycle and Trails Advisory Commission to the Bicycle and Pedestrian Advisory Commission.**

**8. COMMENTS BY COUNCIL OR CITY MANAGER:**

Councilmember Alessio shared that on October 6, 2022 a new exhibit at the Napa County Historical Society called "Hilos Visibles / Visible Threads" would open, and she encouraged residents to visit.

Councilmember Narvaez shared it had been two years since the Council adopted Resolution R2020-116 affirming that discrimination and systemic racism was a public health crisis, and thanked staff and Council for their continued commitment to the resolution.

Councilmember Painter acknowledged residents that contacted staff and members of Council regarding the tree removal on Waverly Street; she appreciated the response, and asked if City staff could hold an additional community meeting. Brief discussion ensued. City Manager Potter shared that additional information would be provided to the community members, to include a list of acceptable trees, and various options that would be available before new planting would take place.

**9. CLOSED SESSION:**

City Attorney Barrett announced the closed session item.

**9.A. [371-2022](#) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION (Government Code Section 54956.9(d)(4)): Initiation of litigation in one case.**

The meeting recessed to Closed Session at 4:39 P.M.

The meeting adjourned at 5:32 P.M.; there was no reportable action.

**10. ADJOURNMENT: 5:32 P.M.**

The meeting was adjourned in honor of Dennis Joseph Kelly who recently passed away.

**Submitted by:**


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**Tiffany Carranza, City Clerk**

**ATTACHMENT 1**

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

**City Council of the City of Napa  
Regular Meeting**

**October 4, 2022**

**FOR THE CITY COUNCIL OF THE CITY OF NAPA**

**AFTERNOON SESSION:**

**SUBMITTED PRIOR TO THE CITY COUNCIL MEETING**

**4. PUBLIC COMMENT:**

- 1) Email from Iggy Becker received on October 2, 2022.
- 2) Email from Will Becker received on October 2, 2022.
- 3) Email from Joe Peatman, Downtown Joes, received on October 4, 2022.
- 4) Email from Durriya Syed received October 4, 2022.

**6. ADMINISTRATIVE REPORTS:**

**6.B. Acquisition of 3875 Jefferson Street for Affordable Housing Development**

- PowerPoint presentation from City Staff.

**From:** [Iggy Becker](#)  
**To:** [Tricia Lewis](#); [Clerk](#)  
**Subject:** Comment to city council for 10/4 - please read  
**Date:** Sunday, October 2, 2022 6:46:17 PM

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[EXTERNAL]

Dear Napa valley city council,

I would like to address some more issues about 3558 Jefferson street. There is always something odd happening over there. I have heard gunshots, screaming, explosions, and very very many police sirens. I have heard about there being canine and human fights. I am very concerned for the high schoolers at vintage high school that have to walk home on that side of the street. It can be frightening to do everyday things such as walk my dogs, and walk to the nearby shopping plaza. To add on to all that, I don't have any idea how many people live in that house. There always seem to be so many people over there. Their house isn't in very good condition either. The garage door is made of plywood, and there is no roof. I am 11 years old, and I am definitely scared for myself and the people around me. I hope that you can do something about this issue. Thank you

**From:** [Will Becker](#)  
**To:** [Clerk](#)  
**Subject:** City council commentary for 10/4 meeting  
**Date:** Sunday, October 2, 2022 7:26:45 PM

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EXTERNAL]

Dear Napa City Council,

The block around 3558 Jefferson is not safe, and it is a result of that house. This year there has been a littany of fights, arrests, trespasses, and attempted burglaries that come from the illegal activities at that house.

Please work with the Napa police department and District Attorney's office to prosecute to the fullest extent of the law, so that our community can be safe again.

Thank you,  
Will Becker



**CITY OF NAPA  
CITY CLERK  
2022 OCT -4 AM 9:09**

Dear city council, mayor, and staff,

I urgently request you to end the standoff regarding the reopening of main street. My business and property suffered eight months of street construction to expand sidewalks, new pedestrian curbs, and replacement of street lights to elevate outdoor dining for my friends and competitors. Bollard posts were installed so that during special events or at your discretion the veterans park block would be closed to vehicle traffic. Immediately following that eight month interruption the pandemic pivot to shut traffic permanently for tents and expansion into the street for dining. This ongoing temporary use has now existed for two and half years. Reopen dates and deadlines quoted and rejected again and again.

The orange detour signs, construction barricades, and flashing red lights are like a throbbing headache that wont go away. On days that Quilt & co., Avow, Zuzu, or Napkins are not open that street remains closed and desolate. Many weekdays it appears that the street and neighborhood is closed for construction. With garbage totes at each end of the broken barricaded shut street our tourists are not engaged. Instead of attracting business, the business is detoured to Hatt complex or pushed to first street or the Oxbow. This is hurting main street businesses, Hurting property values, and hurting future pedestrian traffic flows.

You may see it when it is thriving during peak hours on Saturdays, sometimes Fridays and Sundays, but this is less than twenty percent of the time. It is a detriment the rest of the time. In the late fall and winter it's a detriment one hundred percent of the time.

Your decisions and indecisions have effects on people's lives and livelihoods that you don't see, know, or care to consider. Three and a half years of interruption thus far, please open the street to traffic now until you we agree on a plan.

Sincerely,

Joe Peatman

Downtown Joes

902 Main Street

**From:** [Syed, Durriya](#)  
**To:** [Clerk](#)  
**Subject:** City of Napa - Public Comments along with the flyers of various programs available for the people of California  
**Date:** Monday, October 3, 2022 5:21:53 PM  
**Attachments:** [image005.png](#)  
[Napa City Council Public Comments 10.4.2022.pdf](#)  
[CDI Flyer.pdf](#)  
[Safer from Wildfires 123.pdf](#)  
[CLCA CARD letter 8.5x11 english hi-res.pdf](#)  
[Senior Gateway Postcard 020822-English-OR Code.pdf](#)

[EXTERNAL]

Hello Tiffany,

It was great to talk with you last week. Attached, please find the Public Comment for the City Council meeting on October 4, 2022. Additionally, I am attaching information flyer about the services provided by the California Department of Insurance (CDI) and, the flyers/postcard regarding the various programs available for the people of California such as the CA Low Cost Auto Program, Safer From Wildfire, and Senior Gateway along with some important CDI contact numbers.

Thanking you in advance. Please feel free to reach out to me for any questions/concerns. My mobile number is 916-300-1225.

Durriya Syed  
Outreach Analyst  
Community Relations and Outreach Branch  
California Department of Insurance  
(916) 492-3418



## Napa City Council – Public Comments

October 4, 2022

My name is Durriya Syed, I am an Outreach Analyst in the Department of Insurance, also known as CDI. I want to share with you what we have been doing on behalf of your constituents.

Since 2019 we've met with more than 25,000 people in 40 counties, and held 60 events to specifically hear concerns around both availability and affordability of homeowners' insurance.

In January of 2022, Insurance Commissioner Ricardo Lara, and the state's emergency response and readiness agencies created the Safer From Wildfires framework, a consistent approach to reducing risk with a list of achievable, certifiable and effective actions to help make existing homes and businesses safer from wildfires. The ultimate goal is protecting consumers by reducing risk in their communities.

This "ground up" approach for wildfire resilience has three layers of protection —we call it the 1-2-3 Plan.

#1 - protect the structure,

#2 - protect the immediate surroundings,

#3 - involve your entire community to prevent wildfires from catching and spreading to other homes and businesses in the neighborhood. This includes things like enhanced infrastructure and programs like Firewise.

You can see the entire list of specific actions you can take on our website, [Insurance.ca.gov](https://www.insurance.ca.gov), but I am confident your local fire agencies have apprised you of the actions you can take to harden your homes and community.

By making homes and businesses safer, we can bring risk down and bring costs down as well. The Commissioner's actions are focused on safety and transparency. His new regulations do this in three ways:

- He is requiring insurance companies to incorporate the framework into their pricing. Insurance companies will have to submit new rate filings that recognize safety.
- Consumers will receive their property's wildfire risk score, and the reasons for it. In the past this information was considered proprietary, and CDI will have oversight.

- Consumers will be able to appeal their risk determination when they have done the work.

Public input was critical – to ensure we were on the right track, we held a hearing on April 13th that accepted public comments.

We have evaluated all the input from the public and submitted the new regulations to the Office of Administrative Law and we expect to have new rate filings by early 2023.

We are California's largest consumer protection agency, everything we do at CDI is to protect consumers from fraud and abuse. We also provide a number of free informative presentations and informational guides for homeowners, drivers, and our senior community.

I have included flyers for some of these programs for you to post in your newsletter or website.

I want to remind you that we are here to help your constituents with any of your insurance questions. Please call our hotline **800-927-4357**, or go to our website at **insurance.ca.gov**.

Thank you for your time,

Durriya Syed  
Outreach Analyst  
Community Relations and Outreach Branch  
California Department of Insurance  
(916) 492-3418 | [Durriya.Syed@insurance.ca.gov](mailto:Durriya.Syed@insurance.ca.gov)



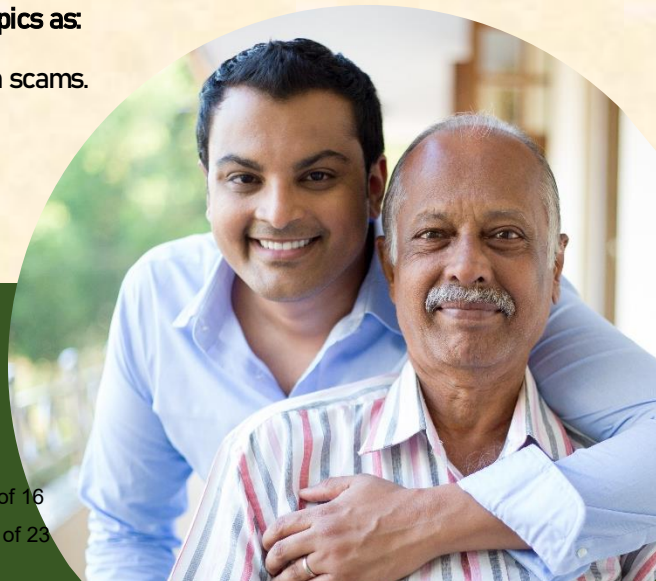
## Empowering seniors with information and resources

The Senior Gateway is a one-stop website intended to provide seniors, their families, and caregivers with the information they need to connect to helpful services and resources, to find answers, and to solve problems.

Visit [www.seniors.ca.gov](http://www.seniors.ca.gov) to find information on such topics as:

- Preventing fraud, financial abuse, and common scams.
- Avoiding and reporting abuse and neglect.
- Health care information.
- Your rights.
- Other resources.

Senior Gateway is sponsored by the Elder Financial Abuse Interagency Roundtable (E-FAIR), a working group with representatives from many California State agencies, and is hosted by the California Department of Insurance.



# Safer from Wildfires in



**Safer from Wildfires is an interagency partnership between Insurance Commissioner Ricardo Lara and the emergency response and readiness agencies in Governor Gavin Newsom's administration to protect lives, homes, and businesses by reducing wildfire risk.**



With California experiencing devastating, climate change-intensified wildfires, homes and businesses need insurance they can rely on. Commissioner Lara is using every tool available to improve insurance for our communities. Drawing on the direct experience of first responders and the latest research on wildfires, the partnership created a consistent approach to reducing risk with a list of achievable and effective actions to help make existing homes and businesses safer from wildfires. The ultimate goal is protecting consumers by reducing wildfire risk in their communities, making insurance available and affordable for all Californians.



CALIFORNIA  
**Public Utilities Commission**

This "ground up" approach for wildfire resilience has three layers of protection — for the structure, the immediate surroundings, and the community — to prevent wildfires from catching and spreading to other homes and businesses in the neighborhood.

Commissioner Lara is working to increase available incentives for wildfire safety. To view the list of insurance companies currently offering discounts visit [insurance.ca.gov](https://insurance.ca.gov).

## 1 Protecting the structure



- Class-A Fire rated roof
- Maintain a 5 foot ember-resistant zone around a home (including fencing within 5 feet)
- Noncombustible 6 inches at the bottom of exterior walls
- Ember and fire-resistant vents (See [Low-Cost Retrofit List](#), and Chapter 7A)
- Upgraded windows (Double paned or added shutters)
- Enclosed eaves

## 2 Protecting the immediate surroundings



- Cleared vegetation and debris from under decks
- Removal of combustible sheds and other outbuildings from the immediate surroundings of the home, to at least a distance of 30 feet
- Defensible space compliance (including trimming trees, removal of brush and debris from yard, and compliance with state law and local ordinances)

## 3 Working together as a community



- A community should have clearly defined boundary and a local risk assessment in consultation with the local fire district or state fire agency; an identified evacuation route, cleared of vegetative overgrowth, and evacuation plan contingencies; clear funding sources to implement community mitigation activities and meet clear risk reduction goals; and integrated and up-to-date local planning documents pertinent to community wildfire risk.
- Current examples include the Fire Risk Reduction Community designation under development by the Board of Forestry, Firewise USA communities in good standing, and Shelter-in-Place designations.



# California Department of Insurance

## Insurance Protection for All Californians

### Protecting Consumers by:

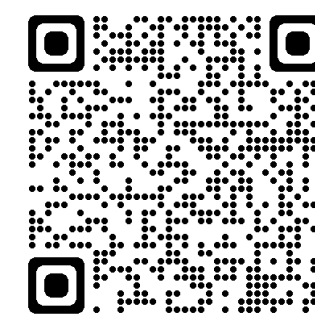
- Resolving consumer complaints
- Investigating and prosecuting insurance fraud
- Overseeing insurer solvency
- Licensing agents and brokers
- Conducting market conduct reviews

### Providing Services by:

- One-on-One insurance assistance
- Assisting with catastrophes
- Providing insurance informational guides
- Making in person presentations on potential scams, understanding insurance



For more information visit us at [www.insurance.ca.gov](http://www.insurance.ca.gov)  
or call us at **1-800-927-4357**



# Contact the California Department of Insurance

## Consumer Hotline

1-800-927-HELP(4357)

## Community Relations & Outreach Branch

CROB@insurance.ca.gov

213-346-6870

## Ombudsman Office

916-492-3457

Leg-ombudsman@insurance.ca.gov

## California Low Cost Auto Insurance

1-866-602-8861

mylowcostauto.com

## Senior Gateway

senior.insurance.ca.gov



3875 Jefferson Street  
APN: 038-370-008-000

October 4, 2022



3875  
Jefferson

Vintage High



# Property Information:

- **List/Offer Price:** \$2.5 Million
- **Accessed Acreage:** 2.75 Acres
- **Current and Anticipated GP Zoning:** Low Density Residential (3-8 units per acre)
- **Possible Opportunities:**
  - Density Bonus Ordinance
  - Creating deed restricted rental ADUs along with deed restricted affordable for sale units
- **Surplus Lands Act Process or Exemption**



## Measure F (1% TOT) Fund

*Enacted by voters in 2018. Increases TOT by 1% with funds reserved for the sole purpose of creating and preserving affordable housing for households at or below 120% AMI*

**Current Fund Balance: \$5.2 Million**

**Estimated FY 2022-23 Revenue: \$2.14 Million**

### Anticipated Expenditures

- \$3,761,224 for 16 Deed Restricted Home Ownership Units at Old Sonoma Road (Old HHSA Campus)

**120% AMI for Family of Four: \$143,300**



## Staff Recommendation:

- Adopt a Resolution:
  - (A) Authorizing the City Manager to execute a Purchase and Sale Agreement for the property located at 3875 Jefferson Street for the future development of affordable housing;
  - (B) Determining that the actions authorized by this resolution are exempt from CEQA; and
  - (C) Authorizing an associated expenditure budget increase in the Transient Occupancy Special Tax for Affordable and Workforce Housing in the amount of \$2,700,000 as document in Budget Amendment No. 410.

