

RESOLUTION HR2022-\_\_

RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE HOUSING AUTHORITY OF THE CITY OF NAPA,  
STATE OF CALIFORNIA, APPROVING AN AWARD OF 38  
PROJECT-BASED VOUCHERS TO BURBANK HOUSING  
DEVELOPMENT CORPORATION FOR VALLEY LODGE  
APARTMENTS, A 55-UNIT AFFORDABLE HOUSING  
PROJECT LOCATED AT 200 SOUTH COOMBS STREET,  
NAPA

WHEREAS, the Housing Authority of the City of Napa (hereafter the “Authority”) administers the U.S. Department of Housing and Urban (HUD) Section 8 Project Based Voucher (PBV) program throughout the County of Napa; and

WHEREAS, the Authority received a non-competitive request for thirty eight (38) project-based vouchers from Burbank Housing Development Corporation, a California public benefit corporation, (“Burbank”), for Valley Lodge Apartments, which would be created by converting the Wine Valley Lodge, a 55-unit motel at 200 South Coombs Street, Napa into a supportive housing project (the “Project”); and

WHEREAS, Burbank qualifies for non-competitive selection because it was selected through a competitive selection of the proposal for the Project by a federal, state or local funder within the past three (3) years; and

WHEREAS, the Project would include 54 units of supportive housing for lower-income formerly homeless households, of which 14 units would be set-aside for homeless or at-risk of homeless youth, and one unrestricted manager’s unit; and

WHEREAS, the 38 PBV units would all be made available for homeless persons referred through the County of Napa’s Coordinated Entry System; and

WHEREAS, the Project is consistent with the Housing Authority’s goal of expanding rental opportunities in the community; and

WHEREAS, the Authority desires to award thirty eight (38) project-based Section 8 vouchers to Burbank or to a limited partnership to be formed by Burbank for the Project; and

WHEREAS, this award would result in the Authority’s using 9% of its total available project-based voucher authority for all project-based vouchers, including this Project, in compliance with 24 CFR Section 983.6; and

WHEREAS, Burbank commits to beginning the minor rehabilitation and conversion of the motel into permanent housing units within twenty four (24) months of award of the project-based vouchers; and

WHEREAS, Burbank acknowledges that in order for the project-based subsidy to begin and prior to any construction, HUD must approve this voucher reservation, an Environmental Review must be performed for the agreed upon scope of work, and a Subsidy Layering Review must be approved by HUD; an Agreement to Enter into a Housing Assistance Payment Agreement (AHAP), including all subject compliances therein as outlined by HUD must be signed by Burbank and the Authority no later than February 28, 2023. Then post-construction, inspections of the units must take place and, subject to any additional requirements as enumerated in the Administrative Plan pursuant to 24 CFR 983.152, a Housing Assistance Payment (HAP) contract must be executed by Burbank and the Authority; and

WHEREAS, Burbank acknowledges that failure to comply with the conditions stated above will result in rescission of the award of Section 8 Project Based Vouchers; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Napa, as follows:

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

2. The Authority Board, as the responsible agency, hereby determines that the actions authorized by this Resolution are exempt from CEQA pursuant to CEQA Guidelines Section 15301, which exempts minor alterations to existing private structures involving negligible expansion of existing use, and Section 15303, which exempts conversion of existing small structures from one use to another where there are only minor exterior modifications, and pursuant to Public Resources Code Section 21080.50, which exempts conversion of motels and hotels to transitional or supportive housing.

3. The Authority Board hereby awards thirty-eight (38) Section 8 project-based vouchers for supportive housing units in the Project.

4. The Authority Board authorizes the Executive Director to enter into and execute an AHAP contract with Burbank for the Project no later than February 28, 2023 provided that the conditions set forth in the recitals above have been satisfied for the Project, including approval by HUD and completion of the Subsidy Layering and Environmental Review.

5. The Authority Board authorizes the Executive Director to subsequently enter into and execute a 20-year HAP contract with Burbank or the limited partnership to be formed by Burbank for the Project, for thirty eight (38) Section 8 project based voucher

for the Project, only after staff has determined that the Project has been constructed in accordance with the requirements set forth in the AHAP and any other standard requirements as described in the Administrative Plan and 24 CFR Section 983.152.

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Tiffany Carranza  
Authority Deputy Secretary

Approved as to form:

\_\_\_\_\_  
Michael W. Barrett  
Authority General Counsel