

RESOLUTION HR2017-__

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING AN AWARD OF EIGHT PROJECT BASED VOUCHERS TO BURBANK HOUSING DEVELOPMENT CORPORATION FOR THE STODDARD WEST APARTMENTS PROJECT, AND DEETERMINE THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED IN A PREVIOUS CEQA ACTION

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 eight (8) project-based vouchers from Burbank Housing Development Corporation, a non-profit public benefit corporation ("BHDC"), for Stoddard West Apartments which is proposed to be developed on APN 046-190-052 on Gasser Drive (the "Project"); and

WHEREAS, BHDC 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 proposed Project includes 49 units of rental housing for lower-income households and one manager's unit and is consistent with the Housing Authority's goal of expanding the affordable housing stock in low-poverty census tracts; and

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

WHEREAS, this award shall result in three percent (3%) of total authorized units allocated as project-based vouchers, including this Project, in compliance with 24 CFR 983.6; and

WHEREAS, BHDC commits to beginning construction within twenty-four (24) months of award of the project-based vouchers; and

WHEREAS, BHDC acknowledges that in order for the project-based subsidy to begin and prior to any construction, an Environmental Review must be performed for the agreed upon scope of work; Subsidy Layering Review must be approved by HUD; Agreement to Enter into a Housing Assistance Payment Agreement (AHAP), including all subject compliances therein as outlined by HUD, must be signed with the Authority

no later than June 20, 2019. 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; and

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

WHEREAS, the City of Napa, as the lead agency for the Project, has determined the potential environmental effects of the Project were adequately examined by the Environmental Impact Report (EIR) adopted for the Gasser Master Plan (File No. 02-0134), certified December 12, 2006, and the Addendum that was prepared in conjunction with the Vista Tulocay Apartments (File No. PL13-0139), adopted August 16, 2016. The Gasser Master Plan EIR and the Addendum are on file in the Office of the City Clerk, and are incorporated herein by reference. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 which stipulates that where an environmental impact report has previously been prepared on a project, no additional CEQA review is required for subsequent approvals unless there are new significant environmental impacts which were not addressed in the previous EIR. The City has determined there is no substantial change to the project that involves new significant environmental effects or an increase in the severity of a previously identified significant effect; (2) there is not a substantial change to the circumstances which the project is undertake that involves new significant environmental effects or an increase in the severity of a previously identified significant effect; and (3) there is no new information of substantial importance that shows the Project will have a significant effect, significant effects will be more severe, and mitigation measures that would reduce significant effects are rejected by the Applicant. The project shall be subject to the mitigations incorporated as conditions of approval identified in City Council Resolution R2006 193.

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 responsible agency, hereby determines that the actions authorized by this resolution are has determined the potential environmental effects of the Project were adequately examined by the Environmental Impact Report (EIR) adopted by the City of Napa for the Gasser Master Plan (File No. 02-0134), certified December 12, 2006, and the Addendum that was prepared in conjunction with the Vista Tulocay Apartments (File No. PL13-0139), adopted August 16, 2016. The Gasser Master Plan EIR and the Addendum are on file in the City of Napa Office of the City Clerk, and are incorporated herein by reference. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 which stipulates that

where an environmental impact report has previously been prepared on a project, no additional CEQA review is required for subsequent approvals unless there are new significant environmental impacts which were not addressed in the previous EIR.

3. Eight (8) Section 8 project-based vouchers for new construction are hereby awarded to BHDC for the Project.

4. The Authority Board authorizes the Executive Director to enter into and execute an AHAP contract no later than June 20, 2019 on behalf of the Authority with BHDC for the Project.

5. The Authority Board authorizes the Executive Director to subsequently enter into and execute a 15-year HAP contract and simultaneous 15-year extension, for a total term of thirty (30) years, with BHDC or the limited partnership to be formed by BHDC for the Project, for eight (8) 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 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 20th day of June 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Dorothy Roberts
Authority Deputy Secretary

Approved as to form:

Michael W. Barrett
Authority General Counsel