

RESOLUTION R2015-\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
NAPA, STATE OF CALIFORNIA, APPROVING THE  
RESTATED AND AMENDED DEVELOPER'S AGREEMENT  
FOR FOLKS LANDING APARTMENTS

WHEREAS, the City of Napa entered into a Developer's Agreement and Addendum Number 1 to Developer's Agreement on February 23, 1994 for Folks Landing, a 14-unit apartment complex located at 1356 Calistoga Avenue (the "Project"); and

WHEREAS, page one of the Developer's Agreement requires the Project to be rented to low- and moderate-income seniors at least 62 years or older or low- or moderate-income disable persons of any age; and

WHEREAS, the Addendum Number 1 states the Project will be rented to disabled seniors 62 or older; and

WHEREAS, the Project has been historically rented to low-income seniors age 55 and older and low-income disabled of any age; and

WHEREAS, the property owner desires to continue to rent the Project to low-income seniors 55 years and older and low-income disabled households of any age; and

WHEREAS, there is a need in the community for rental housing for low-income seniors and low-income disabled households of any age; and

WHEREAS, there is a need for clarification and modification to the Developer's Agreement to continue to allow for affordable rental opportunities for low-income seniors and for low-income disabled households of any age; and

WHEREAS; City Council has considered all information related to this matter as presented at the public meeting 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 action approved by this resolution is exempt from CEQA pursuant to Government Code Section 15060(c).

## ATTACHMENT 1

3. The City Council authorizes the City Manager to sign the Restated and Amended Developer's Agreement for Folks Landing Apartments restricting the Project to low-income seniors at least 55 years or older or to low-income disabled persons of any age. Rents would be restricted to no more than the Section 8 payment standards.

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 7th day of April, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Dorothy Roberts  
City Clerk

Approved as to form:

\_\_\_\_\_  
Michael W. Barrett  
City Attorney