

RESOLUTION HR2018-__

RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF NAPA,
STATE OF CALIFORNIA, APPROVING AN AWARD OF 20
PROJECT-BASED VOUCHERS TO SATELLITE
AFFORDABLE HOUSING ASSOCIATES FOR THE
MANZANITA FAMILY APARTMENTS PROJECT, AND
DETERMINING THE PROJECT IS EXEMPT FROM CEQA

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

WHEREAS, the Authority received a non-competitive request for twenty (20) project-based vouchers from Satellite Affordable Housing Associates, a non-profit public benefit corporation (“SAHA”), for the Manzanita Family Apartments Project which is proposed to be developed at 2951 Soscol Avenue in Napa (the “Project”); and

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

WHEREAS, the proposed Project includes 50 units of rental housing for lower-income households and one manager’s unit and is consistent with the Authority’s goal of expanding the affordable housing stock in low-poverty census tracts; and

WHEREAS, the Authority desires to award twenty (20) project-based Section 8 vouchers to SAHA for the Project; and

WHEREAS, with this award of project-based vouchers, the Authority will have issued a total of 45 project-based vouchers counting towards its authorized cap of 269 project-based vouchers in compliance with 24 CFR 983.6; and

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

WHEREAS, SAHA acknowledges that in order for the project-based subsidy to begin and prior to any construction, an Environmental Review must be approved by HUD; 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 March 5, 2020. 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

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

WHEREAS, the City of Napa, as the lead agency for the Project, has determined that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 which exempts in-fill development projects.

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 Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 which exempts in-fill development projects.

3. The Authority Board authorizes the Executive Director to award twenty (20) Section 8 project-based vouchers for new construction to SAHA for the Project.

4. The Authority Board authorizes the Executive Director to enter into and execute an AHAP contract no later than March 5, 2020 on behalf of the Authority with SAHA for the Project.

5. The Authority Board authorizes the Executive Director to subsequently enter into and execute a 20-year HAP contract and simultaneous 20-year extension, for a total term of forty (40) years, with SAHA or the limited partnership to be formed by SAHA for the Project, for twenty (20) Section 8 project-based vouchers 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

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meeting of said Housing Authority held on the 6th day of March 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Dorothy Roberts
Authority Deputy Secretary

Approved as to form:

Michael W. Barrett
Authority General Counsel