

RESOLUTION HR2020-\_\_

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 HERITAGE HOUSE PARTNERS LP FOR THE HERITAGE HOUSE APARTMENTS PROJECT, A 66-UNIT AFFORDABLE HOUSING PROJECT, INCLUDING 33 UNITS OF PERMANENT SUPPORTIVE HOUSING, LOCATED AT 3700 VALLE VERDE DRIVE AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY 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 thirty eight (38) project-based vouchers from Heritage House Partners LP, a limited partnership formed by Burbank Housing Development Corporation and Abode Services (the “Developer”), for Heritage House Apartments, a 66-unit affordable housing project, with 33 units of permanent supportive housing, which is proposed to be developed at 3700 Valle Verde Drive (the “Project”); and

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

WHEREAS, the proposed Project includes 65 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; and

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

WHEREAS, thirty-three (33) of the project-based Section 8 vouchers shall be for homeless referred through the County of Napa’s Coordinated Entry System; and

WHEREAS, this award shall result in 8.7% of total authorized units allocated as project-based vouchers, including this Project, in compliance with 24 CFR 983.6; and

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

WHEREAS, the Developer 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; and an 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 February 28, 2021. Then post-rehabilitation, 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, the Developer 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 prepared the Environmental Impact Report/Environmental Assessment for the Valle Verde and Heritage House Continuum of Housing Project (State Clearinghouse No. 2018082019), which was certified by the City Council on February 4, 2020 ("Certified EIR").

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 potential environmental effects of the actions authorized by this Resolution were adequately examined by the Certified EIR pursuant to CEQA Guidelines Section 15162.
3. The Authority Board hereby awards thirty-Eight (38) Section 8 project-based vouchers for rehabilitation to the Developer for the Project.
4. The Authority Board authorizes the Executive Director to enter into and execute an AHAP contract no later than February 28, 2021 on behalf of the Authority with the Developer 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 the Developer or the limited partnership to be formed by the Developer 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 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 18th day of February 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

Approved as to form:

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