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ATTACHMENT 2

955 School Street

Napa, California 94559

	CITY OF NAPA	www.cityofnapa.org
CITY OF	Meeting Minutes - Draft	
NAPA	Board of Commissioners:	
	Chairperson Jill Techel Board Member Liz Alessio Board Member Doris Gentry Board Member Mary Luros Board Member Scott Sedgley Board Member Carol Hamilton Board Member Johanna Moore	
Tuesday, February 18, 2020	3:30 PM	City Hall Council Chambers

HOUSING AUTHORITY OF THE

SPECIAL MEETING - 3:30 PM

A Special Meeting for the Board of Commissioners of the Housing Authority of the City of Napa was called on Tuesday, February 18, 2020 at 3:30 p.m. to be held at City Hall Council Chambers, 955 School Street, Napa, California, for the purpose identified on this Agenda. The Special Meeting was called in accordance with California Government Code Section 54956.

1. CALL TO ORDER: 3:30 P.M.

1.A. **Roll Call:**

Present 7 - Board Member Hamilton, Board Member Moore, Board Member Alessio, Board Member Gentry, Board Member Luros, Board Member Sedgley, and Chairperson Techel

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental item:

Item 3.A. - PowerPoint Presentation by City Staff.

(A copy of the supplemental document is included in Attachment 1)

3. ADMINISTRATIVE REPORTS:

3.A. 2171-2019 Heritage House Apartments Project-Based Vouchers

(See supplemental document in Attachment 1)

Housing Manager Lark Ferrell provided the staff report.

Council questions and comments ensued. Ms. Ferrell responded to questions regarding the waiting list, funding, and homeless resources.

A motion was made by Board Member Moore, seconded by Board

Meeting Minutes - Draft

February 18, 2020

Member Hamilton, to adopt Resolution HR2020-002 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. The motion carried by the following vote:

Aye: 7 - Board Member Hamilton, Board Member Moore, Board Member Alessio, Board Member Gentry, Board Member Luros, Board Member Sedgley, and Chairperson Techel Enactment No: HR2020-002

4. COMMENTS BY BOARD MEMBERS OR EXECUTIVE DIRECTOR: None.

5. ADJOURNMENT: 3:48 P.M.

Submitted by:

Tiffany Carranza, City Clerk

ATTACHMENT 2

ATTACHMENT 1

SUPPLEMENTAL REPORTS & COMMUNICATIONS I Office of the City Clerk

Board of Commissioners of the Housing Authority of the City of Napa Special Meeting

February 18, 2020

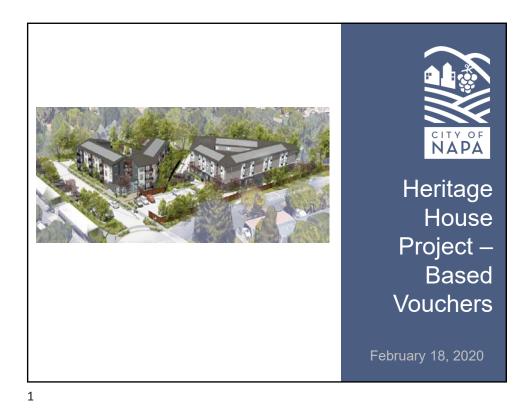
AFTERNOON SESSION:

3. ADMINISTRATIVE REPORTS:

Item 3.A. Heritage House Apartments Project-Based Vouchers.

PowerPoint presentation by city staff.

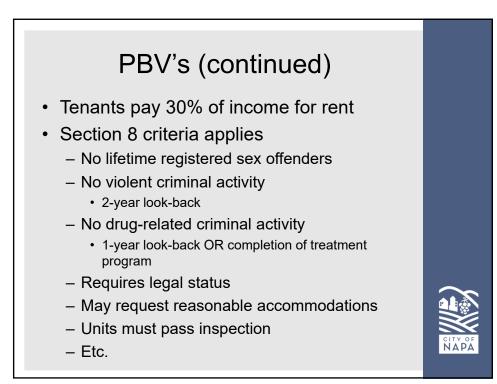
Hous**ing FaithprifteSpr**ojal Meeting 2/18/2020 Supplemental I - 3.A. From: City Staff

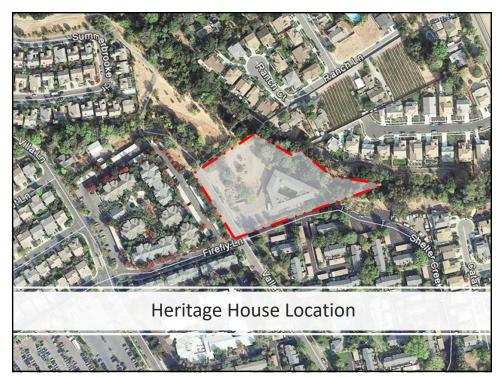


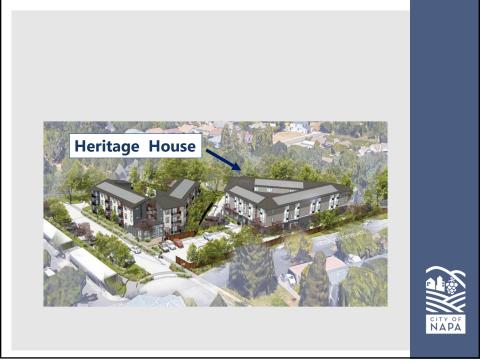
What Are Project-Based Vouchers?

- Section 8 assistance tied to units
- Approximately 20% of all Section 8 units can be project-based
- Long term contract with owner
- Can be either competitively or noncompetitively awarded
- Current PBV contracts
 - Valley View Senior Homes
 - Stoddard West
 - Manzanita Family Apartments











Heritage House (continued)

- Competitively awarded State No Place Like Home funds
- Requesting 38 project-based vouchers
 - 33 PBVs for the PSH units for homeless
 - 5 PBVs from Housing Authority projectspecific waiting list
- PBVs = 40-year initial term
- Fund limited-term Housing Specialist





Recommended Action

 Adopt a resolution 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 pervious CEQA action.



