



HOUSING AUTHORITY OF THE CITY OF NAPA

955 School Street
Napa, California 94559
www.cityofnapa.org

Meeting Minutes - Draft

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

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

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 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.



Heritage House Project – Based Vouchers

February 18, 2020

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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 non-competitively awarded
- Current PBV contracts
 - Valley View Senior Homes
 - Stoddard West
 - Manzanita Family Apartments



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PBV's (continued)

- Tenants pay 30% of income for rent
- Section 8 criteria applies
 - No lifetime registered sex offenders
 - No violent criminal activity
 - 2-year look-back
 - No drug-related criminal activity
 - 1-year look-back OR completion of treatment program
 - Requires legal status
 - May request reasonable accommodations
 - Units must pass inspection
 - Etc.



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Heritage House Location

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Heritage House Apartments

- Developer = Heritage House Partners
 - Burbank Housing
 - Abode Services
- Renovate & repurpose Sunrise Assisted Living Facility
- 66-unit affordable housing project
 - 33 Permanent Supportive Housing Units



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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 project-specific waiting list
- PBVs = 40-year initial term
- Fund limited-term Housing Specialist



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Confirmed and Anticipated Sources:

1. Partnership HealthPlan of California
2. City of Napa Housing Trust Fund
3. County of Napa Housing Trust Fund
4. State No Place Like Home Funds
5. Gasser Foundation Land Donation
6. Burbank Developer Fee Contribution
7. State Health Care Services Whole Person Care
8. Tax Credit Equity
9. State Multi-Family Housing Program (MHP)
10. Project Based Vouchers

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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 previous CEQA action.



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Questions



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