



## Staff Reports Details (With Text)

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**Title:** Grant Funding for Construction of Sustainable Transportation Infrastructure Improvements, in conjunction with the Manzanita Family Apartments Project at 2951 Soscol Avenue  
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Date	Ver.	Action By	Action	Result
2/5/2019	1	CITY COUNCIL OF THE CITY OF NAPA		

**To:** Honorable Mayor and Members of City Council

**From:** Eric B. Whan, Acting Public Works Director

**Prepared By:** Lorien Clark, Transportation Planner

### TITLE:

Grant Funding for Construction of Sustainable Transportation Infrastructure Improvements, in conjunction with the Manzanita Family Apartments Project at 2951 Soscol Avenue

### RECOMMENDED ACTION:

Adopt a resolution authorizing the Public Works Director to execute the Affordable Housing and Sustainable Communities Implementation, Indemnity and Cooperative Agreement with Satellite Affordable Housing Associates , to facilitate an application for grant funding from the California Strategic Growth Council and the Department of Housing and Community Development in an amount up to \$1,100,000 to reimburse the City's costs of constructing Sustainable Transportation Infrastructure Improvements (including rectangular rapid flashing beacons for streets with uncontrolled pedestrian crossings, a traffic signal at the intersection of Soscol Avenue and Old Soscol Way, and associated improvements).

### DISCUSSION:

On September 19, 2017, the City Council approved the Manzanita Family Apartments development proposed by Satellite Affordable Housing Associates (SAHA) to construct a 51-unit multi-family affordable apartment development located near the intersection of Soscol Avenue and Old Soscol Way. SAHA has since approached the City of Napa to partner with their application for the Affordable Housing and Sustainable Communities (AHSC) grant program for the Manzanita Family Apartments project.

The AHSC Program provides grants to affordable housing projects that benefit low-income

communities/households and achieve greenhouse gas (GHG) emissions reductions through increasing accessibility of affordable housing via Sustainable Transportation Infrastructure (STI) improvements. Qualifying Sustainable Transportation Infrastructure projects include bicycle, pedestrian and transit improvements within the vicinity of the affordable housing project. By including an STI component in the AHSC grant program application, SAHA is eligible to gain up to 10 additional points on the application, thus increasing the chances of receiving this highly competitive funding for affordable housing.

Public Works staff has identified three sustainable transportation projects within the vicinity of the Manzanita Family Apartments project that align with the AHSC Program goals. Those projects are as follows: traffic signal at the intersection of Soscol Avenue/Old Soscol Way; crossing improvements along the Vine Trail between California Boulevard and Vallejo Street including the installation of five Rectangular Rapid Flashing Beacon (RRFB) systems; and crossing improvements along Pueblo Avenue between Crocker Street and Azalea Street including ADA curb ramps and a Rectangular Rapid Flashing Beacon system.

The AHSC grant application is due February 11, 2019 with an expected award announcement in Summer 2019. Should the grant be awarded to SAHA, the City will design, contract, and construct the transportation improvements listed above and will be reimbursed for the costs of such improvements with the \$1,100,000 of AHSC grant funds earmarked for these improvements. The AHSC grant program does not require a local match contribution, thus the transportation improvements would be 100% funded by the AHSC grant up to the specified grant amount.

Partnering with SAHA on this AHSC grant program application is a benefit to both the City and SAHA. It demonstrates the City's commitment to support affordable housing projects by increasing the chances of securing funding for construction of affordable housing units. It also furthers the City's commitment to improve transportation infrastructure, including bicycle and pedestrian infrastructure, that will improve residents' quality of life.

The terms of the Cooperative Agreement with SAHA are currently being finalized. However, under the terms of the Agreement, the City is required to construct the STI improvements by the dates set forth in the schedule of performance, and the City will be reimbursed for the costs of the improvements with the AHSC grant program funds. If the City fails to timely complete the improvements, SAHA has the right, but not the obligation, to step in and complete the STI improvements utilizing the AHSC grant funds. In such case, the City would be required to assign to SAHA all construction and design documents, contracts, permits and approvals related to the STI improvements. The Agreement remains in effect until the City completes the STI improvements or until it is mutually terminated by the parties. However, if SAHA does not receive the AHSC funding, the Agreement will automatically terminate.

#### **FINANCIAL IMPACTS:**

The execution of the cooperative agreement does not have any financial impacts unless the grant is awarded. If awarded, the City will amend the adopted Capital Improvement Program (CIP) and program this project to be included in a future CIP budget cycle. The AHSC grant program does not require a local match contribution, thus the project would be 100% funded by the AHSC grant up to the specified grant amount.

#### **CEQA:**

The Public Works Director has determined that the Recommended Action described in this Agenda

Report is not in-and-of-itself a “project” (pursuant to CEQA Guidelines Section 15378) since it does not result in a physical change in the environment. However, the Recommended Action is a part of a larger “project” that will be subject to environmental review in accordance with CEQA at the “earliest feasible time” prior to “approval” consistent with CEQA Guidelines Sections 15004 and 15352. The larger “project” is the installation of a signal, Rectangular Rapid Flashing Beacon systems and ADA ramps, and staff plans to bring back a CEQA analysis of that project to Council prior to award of construction contracts.

**DOCUMENTS ATTACHED:**

ATCH 1 - Resolution

**NOTIFICATION:**

None.