

RESOLUTION R2026-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING AND AUTHORIZING AN EXTENSION AND MODIFICATION OF THE RESERVATION OF AFFORDABLE HOUSING IMPACT FEE FUNDS IN THE AMOUNT OF \$2,000,000 FOR 515 SILVERADO TRAIL, A PERMANENT SUPPORTIVE HOUSING PROJECT WHICH INCLUDES 40 UNITS OF NEW CONSTRUCTION MULTIFAMILY HOUSING, LOCATED AT 515 SILVERADO TRAIL

WHEREAS, there is a significant need for both affordable housing and workforce housing in Napa; and

WHEREAS, the City published a Notice of Funding Availability (NOFA) for funds from the Affordable Housing Impact Fee Fund ("Impact Fee") and the 1% Transient Occupancy Tax (TOT) for Affordable and Workforce Housing Fund in 2023; and

WHEREAS, Jamboree Housing responded to the NOFA and applied for Affordable Housing Impact Fee funding for a permanent supportive housing project, located at 515 Silverado Trail (the "Project"); and

WHEREAS, on June 20, 2023 the City awarded Jamboree Housing \$2,000,000 in Impact Fee funding for the Project; and

WHEREAS, in December 2023 the Project, consisting of 40 one-bedroom units for households earning less than 30% of area median income and one three-bedroom manager's unit, received ministerial approval; and

WHEREAS, on December 5, 2023, the Project was awarded 36 Project Based Vouchers from the Housing Authority of the City of Napa; and

WHEREAS, Jamboree Housing has attempted to secure multiple funding sources for the Project; and

WHEREAS, due to the highly competitive environment of affordable housing funding, Jamboree Housing has updated the Project design to provide 36 one-bedroom units for households earning less than 30% of area median income, 3 one-bedroom units for households earning less than 60% of area median income, and one three-bedroom manager's unit; and

WHEREAS, Jamboree Housing recently applied for City Community Development Block Grant (CDBG) funding for the Project; and

WHEREAS, Jamboree Housing is preparing to apply for tax credits to the State of California Tax Credit Allocation Committee (CTCAC) in July 2026; and

WHEREAS, the CTCAC application requires an updated resolution for the Impact Fee loan because the Project makeup has changed; and

WHEREAS, if the Project is awarded tax credits from the July 2026 application, the Project is expected to be fully funded and can move towards construction; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meetings of the City Council identified herein, including any support reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.

2. The City Council hereby determines that the actions authorized by this resolution are exempt from the requirements of CEQA pursuant to Section 15332 of the CEQA Guidelines (Categorical Exemptions; Class 32) which exempts in-fill development projects.

3. The City Council hereby updates the Project makeup for the Affordable Housing Impact Fee loan to provide 36 one-bedroom units for households earning less than 30% of area median income, 3 one-bedroom units for households earning less than 60% of area median income, and one three-bedroom manager's unit.

4. The City Council hereby determines the loan reservation will expire on June 20, 2027 if the project does not have formal loan approval.

5. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 16th day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to for:

Christopher Diaz
Interim City Attorney