ATTACHMENT 1

RESOLUTION R2025-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AUTHORIZING, THE CITY MANAGER OR THEIR DESIGNEE TO SUBMIT AN AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES (AHSC) GRANT APPLICATION TO THE STATE OF CALIFORNIA AS CO-APPLICANT WITH HERITAGE HOUSING PARTNERS FOR THE CRESCENT PROJECT LOCATED AT 2344 OLD SONOMA ROAD IN AN AMOUNT NOT TO EXCEED $30 MILLION FOR THE DEVELOPMENT OF AT LEAST 39 LOW-INCOME AND 38 MODERATE-INCOME DEED RESTRICTED FOR-SALE UNITS AND RELATED SUSTAINABLE TRANSPORTATION INFRASTRUCTURE AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION

WHEREAS, the State of California, the Strategic Growth Council (SGC), and the Department of Housing and Community Development (Department) has issued a Notice of Funding Availability dated March 25, 2025, under the Affordable Housing and Sustainable Communities (AHSC) Program established under Division 44, Part 1 of the Public Resources Code commencing with Section 75200; and

WHEREAS, Heritage Housing Partners, a 501(c)(3) non-profit organization based in Pasadena, California has received land use approvals from the City for the development of “The Crescent”, which includes 154 condominium units and eight (8) single family residential for-sale units at 2344 Old Sonoma Road in the City of Napa (the “Project”); and

WHEREAS, in approving the land use approvals for the Crescent, the City has determined all the Project’s environmental impacts have been adequately addressed in previously certified 2040 Napa General Plan Update Final EIR (SCH #2021010255) certified by the City Council on September 20, 2022 (the “2040 General Plan EIR”) and that no further environmental review under the California Environmental Quality Act (“CEQA”) is required; and

WHEREAS, the City of Napa and Heritage Housing Partners desire to jointly apply for AHSC Program funds in order to provide subordinate or equity share loans to eligible homeowners who purchase the affordable units in the Project, and finance the construction of certain sustainable transportation infrastructure (STI Improvements) and certain transit related amenities (TRA Improvements); and

WHEREAS, the AHSC application seeks funding for at least 39 units deed restricted as for sale housing for households that do not exceed 80% of Area Median

Income and 38 units deed restricted for households that do not exceed 120% of Area Median Income; and requests for STI and TRA improvements as defined in the AHSC Program Guidelines dates February 26, 2025 for the Project; and

WHEREAS, the City of Napa intends to utilize the AHSC STI funds for the design and construction of bicycle and pedestrian improvements along various streets within a one-mile radius of The Crescent. The bicycle improvements will include installation of Class III Bicycle Boulevard and Class II bicycle facilities and associated work including, but not limited to signage, striping, pavement overlay, and traffic calming measures. The pedestrian improvements include but are not limited to curb, gutter, sidewalk, curb ramps, signage, striping, and rectangular rapid flashing beacons (RRFBs); and

WHEREAS, the City of Napa intends to utilize its AHSC funds for the design and construction of concrete bus pads at bus stop locations within the project area; and

WHEREAS, Heritage Housing Partners and the City of Napa intend to provide AHSC funds to partners like Napa Valley Transportation Authority for purchase of vans for a carsharing program, and other transit priorities; and

WHEREAS, Heritage Housing Partners intends to provide other AHSC related services including anti-displacement services, workforce development support, and WiFi and bus passes for residents indeed restricted units; 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 supporting 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 (i) the environmental impacts of the action approved by this resolution were adequately evaluated and addressed in the Napa General Plan Update Final EIR (SCH #2021010255) certified by the City Council on September 20, 2022 (the "2040 General Plan EIR") and do not propose substantial changes to the 2040 General Plan or involve new significant environmental impacts or a substantial increase in the severity of previously identified significant effects, the circumstances under which the 2040 General Plan EIR was adopted have not changed, and no new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence has arisen since the certification of the 2040 General Plan EIR pursuant to State CEQA Guidelines 15162, and (ii) the actions approved by this resolution are consistent with the growth and environmental impacts that have already been anticipated and considered by the 2040

General Plan and the associated 2040 General Plan EIR, does not present any environmental impacts which are peculiar to the parcel or to the actions which were not addressed in the 2040 General Plan EIR, and does not present substantial information that indicates the possibility of more significant environmental impacts than described in the 2040 EIR pursuant to State CEQA Guidelines Sections 15162 – 15164, 15168, and 15183 and Public Resources Code section 21083.3(b).

3. The City Council hereby authorizes the City Manager or their designee to submit to the Department a joint application with Heritage Housing Partners, for AHSC funding in a total amount not to exceed $30,000,000 of which up to $21,000,000 may be requested for Affordable Housing Development and up to $9,000,000 may be requested for STI and TRA Improvements as defined in AHSC Program Guidelines dates February 26, 2025 for the Project.

4. If approved, the City Council hereby authorizes the City Manager, subject to approval as to form by the City Attorney, to negotiate and execute any and all agreements and documents required or deemed necessary or appropriate to secure the AHSC Program funds from the Department, and all amendments hereto.

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 6th day of May, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to form:

_____
Christopher Diaz
Interim City Attorney