ATTACHMENT 2

RESOLUTION R2025-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AUTHORIZING AN EXTENSION OF THE RESERVATION OF 1% TRANSIENT OCCUPANCY TAX FOR AFFORDABLE AND WORKFORCE HOUSING FUNDS IN THE AMOUNT OF $3,761,224 FOR THE CRESCENT, AN AFFORDABLE HOUSING PROJECT WHICH INCLUDES NEW CONSTRUCTION OWNERSHIP UNITS, LOCATED AT 2344 OLD SONOMA ROAD AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION

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 up to $4,000,000 in Affordable Housing Impact Fee funds and up to $2,000,000 in 1% Transient Occupancy Tax (TOT) for Affordable and Workforce Housing funds in July 2021; and

WHEREAS, Heritage Housing Partners responded to the NOFA and applied for 1% Transient Occupancy Tax for Workforce and Affordable Housing ("1% TOT") funding for an affordable ownership project, named The Crescent, located at 2344 Old Sonoma Road; and

WHEREAS, on October 19, 2021 the City awarded Heritage Housing Partners $1,766,224 in 1% TOT funding for The Crescent project supporting eight moderate-income ownership units; and

WHEREAS, on October 4, 2022 the City awarded Heritage Housing Partners an additional $1,995,000 in 1% TOT funding for The Crescent project to support eight additional moderate-income ownership units; and

WHEREAS, the loan reservation totaling $3,761,224 will expire on October 4, 2025; and

WHEREAS, Heritage Housing Partners has been actively applying for project financing and has requested an extension to the loan reservation; and

WHEREAS, staff has worked closely with Heritage Housing Partners during the term of the loan reservation and supports extending the loan reservation to October 4, 2026; 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 extends the 1% TOT for Affordable and Workforce Housing loan reservation, in the amount of $3,761,224, for The Crescent project to expire on October 4, 2026 if the project does not have a formal loan approval.

4. 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