

RESOLUTION HR2025-__

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NAPA, STATE OF CALIFORNIA, (1) AUTHORIZING THE EXECUTIVE DIRECTOR OR THEIR DESIGNEE TO APPLY FOR, ACCEPT, AND SIGN ALL NECESSARY DOCUMENTS RELATED TO ENERGY EFFICIENCY AND SOLAR INCENTIVES FOR THE LAUREL MANOR ENERGY RESILIENCY PROJECT; (2) TO ENTER INTO AND RECORD A DEED RESTRICTION OF LAUREL MANOR ASSOCIATED WITH ENERGY INCENTIVES; AND (3) TO APPROVE A BUDGET ADJUSTMENT FOR THE LAUREL MANOR ENERGY RESILIENCY PROJECT AS DOCUMENTED IN BUDGET ADJUSTMENT 2P03

WHEREAS, the Housing Authority of the City of Napa (hereafter the “Authority”) has owned Laurel Manor (“the property”), a 50-unit multifamily complex for seniors, since 1982; and

WHEREAS, the purchase of the property was originally approved in 1979 by voter referendum, and the property has been in continuous operation as affordable housing for seniors; and

WHEREAS, the property was last updated in 2012 utilizing Community Development Block Grant (CDBG) funds which required a 20-year deed restriction to be placed on the property; and

WHEREAS, staff has been working to evaluate energy efficiency and decarbonization measures at the property to improve comfort and safety of residents and take advantage of current incentive opportunities; and

WHEREAS, a project has been identified that will include roof replacement, solar installation, furnace and air conditioner replacement, water heater replacement, insulation updates, range hood replacement, bathroom fan replacement, water fixture replacement, lighting upgrades, and air sealing; and

WHEREAS, the scope of work for the project is estimated at \$2.5M and approximately \$1.03M in incentives is available from MCE Clean Energy’s Multifamily Energy Savings (MFES) program, and California’s Low Income Weatherization Program (LIWP) and Solar on Multifamily Affordable Housing (SOMAH) programs; and

WHEREAS, incentives for the project will be paid directly to the contractor; and

ATTACHMENT 1

WHEREAS, the Laurel Manor fund has sufficient fund balance to fund the estimated net cost of \$1.5M for the project; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Napa, as follows:

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

2. The Authority Board hereby authorizes the Executive Director or their designee to apply for, accept, and sign all necessary documents related to energy efficiency and solar incentives for the Laurel Manor Energy Resiliency Project.

3. The Authority Board hereby authorizes staff to enter into and record a deed restriction of Laurel Manor associated with the energy incentives received for the Laurel Manor Energy Resiliency Project.

4. The Authority Board hereby approves a budget adjustment for the Laurel Manor Energy Resiliency Project as documented in budget adjustment 2P03.

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

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the Board of Commissioners of the Housing Authority of the City of Napa at a public meeting of said Housing Authority held on the 2nd day of September 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
Authority Deputy Secretary

Approved as to form:

ATTACHMENT 1

Christopher Diaz
Interim Authority General Counsel