

RESOLUTION R2025-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AUTHORIZING A RESERVATION OF AFFORDABLE HOUSING IMPACT FEE FUNDS IN THE AMOUNT NOT TO EXCEED \$700,000 FOR THE ACQUISITION OF 1415 FOURTH STREET TO BE REIMBURSED IF HOMEKEY+ FUNDS ARE AWARDED TO THE CITY OF NAPA AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION ARE EXEMPT FROM CEQA.

WHEREAS, there is a significant need for both the new development and preservation of affordable housing and workforce housing in Napa; and

WHEREAS, the State of California released a Homekey+ Notice of Available Funding (NOFA) for the development or acquisition of housing units for permanent supportive housing under Proposition 1; and

WHEREAS, the City of Napa has applied for Homekey+ Funds for the purchase and rehabilitation of 1415 Fourth Street and 1443 Division Street in Napa to be converted to Permanent Supportive Housing; and

WHEREAS, the City of Napa has entered into Purchase and Sale Agreements that need to be amended with the seller; and

WHEREAS, on February 4, 2025, the Napa City Council adopted a resolution authorizing the reservation of \$2.5 million in Affordable Housing Funds to serve as match to a Homekey+ application to purchase and convert the properties at 1415 Fourth Street and 1443 Division Street to permanent supportive housing; and

WHEREAS, on April 28, 2025, the Napa City Council adopted a resolution authorizing the reservation of an additional \$600,000 in Affordable Housing Funds to complete the required match to the Homekey+ program; 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 that the actions authorized by this resolution are exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 (minor alterations to existing structures involving negligible expansion of use).
3. The City Council hereby authorizes the reservation of up to an additional \$700,000 in Affordable Housing Impact Fee funds to allow the City to secure the property at 1415 Fourth Street in Napa for Burbank Housing to own and operate as affordable housing.
4. If Homekey+ Funds are awarded, City staff will take the budget actions necessary to reimburse the Affordable Housing Impact Fund up to \$700,000 for this gap funding for the property to be used as Permanent Supportive Housing in conjunction with the purchase of 1443 Division Street in accordance with the Homekey+ Program.
5. If Homekey+ Funds are not awarded, Burbank Housing will own and operate 1515 Fourth Street as affordable housing with all units deed restricted to households earning less than 80% of Area Median Income.
6. 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 19th day of August, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_

Tiffany Carranza  
City Clerk

Approved as to form:

\_\_\_\_\_  
Christopher Diaz  
Interim City Attorney