

## **RESOLUTION NO.**

### **RESOLUTION OF THE BOARD OF SUPERVISORS OF NAPA COUNTY, STATE OF CALIFORNIA, REVISING AND REPLACING RESOLUTION 2020-86, RESERVING \$1,000,000 FROM THE ONE-TIME WHOLE PERSON CARE HOUSING GRANT TO ASSIST IN THE CREATION OF 90 HOUSING UNITS AT HERITAGE HOUSE & VALLE VERDE APARTMENTS LOCATED AT 3700 AND 3710 VALLE VERDE DRIVE IN NAPA, CALIFORNIA.**

**WHEREAS**, Napa County received One Million Four Hundred Ninety One Thousand Seven Hundred Sixty Six Dollars and Fifty Three Cents (\$1,491,766.53) in One-Time Housing Funds for Whole Person Care Pilot Programs as authorized by AB 74, Budget Act of 2019; and

**WHEREAS**, the purpose of these funds is to provide flexible State-only funding to create housing opportunities to Medi-Cal beneficiaries who are homeless, at risk of homelessness or are an at-risk population; and

**WHEREAS**, on January 29, 2019, the Board of Supervisors adopted Resolution No. 2019-18, reassigning a predevelopment loan in the amount of \$1,317,985 from the Gasser Foundation to Burbank Housing Development Corporation for the development of 66 affordable housing units at Heritage House, located at 3700 Valle Verde Drive in Napa; and

**WHEREAS**, on January 29, 2019, the Board of Supervisors also adopted Resolution No. 2019-15 authorizing an application to the No Place Like Home program to ensure that 32 units at Heritage House would be set aside for permanent supportive housing for clients exiting the homeless services system; and

**WHEREAS**, Burbank Housing Development Corporation has combined the Heritage House project with the adjacent Valle Verde project, a 24-unit affordable housing development located at 3710 Valle Verde Drive (together with Heritage House, the "Project"), in order to compete for certain 9% Low Income Housing Tax Credits allocated to Napa County projects as a result of the 2017 wildfire disaster; and

**WHEREAS**, Napa County's application for One-Time Housing Funds for Whole Person Care Pilot Programs included a funding request for permanent supportive housing units like those proposed at Heritage House to assist in providing permanent supportive housing for Medi-Cal recipients.

**NOW, THEREFORE, BE IT RESOLVED** by the Napa County Board of Supervisors hereby reserves a total of One Million Dollars (\$1,000,000) from its Whole Person Care One-Time Housing Allocation to assist with the development of the Project subject to the following terms and conditions:

1. Any loans resulting from this reservation of funds may not be approved until there is confirmation that the application conforms to the County's underwriting standards and guidelines.
2. This reservation of funds shall expire on June 30, 2022, unless the County Executive Officer extends the reservation for up to six months, or until December 30, 2022, if, in the County Executive Officer's reasonable discretion, the

Developer has made good faith progress in meeting all of the predisposition conditions. Further extensions must be approved by the Board of Supervisors.

3. A 55 year affordability covenant shall be recorded requiring that all of the units except the manager's unit(s) must be occupied by households with incomes between 30% and 60% of annual median income.
4. The County's contribution shall be provided at signing of loan documents and structured as a loan with three percent simple interest calculated annually.
5. The loan shall be evidenced by a Promissory Note and secured by a Deed of Trust and a Regulatory Agreement recorded against the Property. All documents shall be in a form acceptable to County Counsel.

**THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED** by the Board of Supervisors of Napa County, State of California, at a regular meeting of the Board held on the 19th day of April, 2022, by the following vote:

AYES: SUPERVISORS

NOES: SUPERVISORS

ABSTAIN: SUPERVISORS

ABSENT: SUPERVISORS

NAPA COUNTY, a political subdivision of  
the State of California

By: \_\_\_\_\_  
RYAN GREGORY, Chair of the  
Board of Supervisors

APPROVED AS TO FORM Office of County Counsel  By: <i>S. Darbinian</i> Date: April 12, 2022	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS  Date: Processed By: _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors  By: _____
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