

RESOLUTION NO. 2024-

RESOLUTION OF THE BOARD OF SUPERVISORS OF NAPA COUNTY, STATE OF CALIFORNIA, RESERVING \$1,500,000 FROM THE NAPA COUNTY AFFORDABLE HOUSING FUND TO NAPA VALLEY COMMUNITY HOUSING TO ASSIST IN THE DEVELOPMENT OF 77 AFFORDABLE HOUSING UNITS FOR THE PROJECT KNOWN AS MONARCH LANDING, LOCATED AT 1000 SHETLER AVENUE IN THE CITY OF NAPA.

WHEREAS, Napa County receives funds under its Affordable Housing and Incentives Ordinance (County Code Chapter 18.107) and implementing resolutions to further the development of affordable housing throughout Napa County; and

WHEREAS, Napa Valley Community Housing submitted an application to the City of Napa requesting Two Million Dollars (\$2,000,000) in permanent construction financing for the development of 77 affordable housing units known as Monarch Landing (“the Project”) to be located at 1000 Shetler Avenue in the City of Napa; and

WHEREAS, the proposed Project would construct 16 one-bedroom, 34 two-bedroom, and 27 three-bedroom apartments for families and workforce earning less than 60% Median Income. Of the 77 units, 16 units will be designated as permanent supportive housing or other special needs populations (via the Coordinated Entry System); and

WHEREAS, the City of Napa approved a loan reservation of up to \$2,000,000 from the City’s Affordable Housing Impact Fee Fund on June 21, 2022; and

WHEREAS, the initial financing plan for the Project assumes the majority of funding will come from both 4% Tax Credits and California Department of Housing and Community Development (“HCD”) Super NOFA; and

WHEREAS, Napa Valley Community Housing submitted a request to the County for permanent construction financing for the development of the Project prior to submission of the HCD Super NOFA application due in April, 2024; and

WHEREAS, the City has determined that the Project is exempt from CEQA pursuant to CEQA Guidelines (Categorical Exemptions, Class 32), which exempts in-fill development projects.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Napa County hereby reserves One Million Five Hundred Thousand Dollars (\$1,500,000) from its Affordable Housing Fund, pending submittal of a complete application confirming all necessary permanent sources of funds before June 30, 2025, and pending Board determination of loan terms.

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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 9th day of April, 2024, by the following vote:

AYES: SUPERVISORS _____

NOES: SUPERVISORS _____

ABSTAIN: SUPERVISORS _____

ABSENT: SUPERVISORS _____

NAPA COUNTY, a political subdivision of
 the State of California

By: _____
 JOELLE GALLAGHER, Chair of the
 Board of Supervisors

APPROVED AS TO FORM Office of County Counsel By: <u>S. Darbinian</u> Deputy County Counsel Date: March 26, 2024	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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