

**RESOLUTION NO. 2023-**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF NAPA COUNTY, STATE OF CALIFORNIA, RESERVING \$3,000,000 FROM THE NAPA COUNTY AFFORDABLE HOUSING FUND TO MID-PEN HOUSING TO ASSIST IN THE DEVELOPMENT OF AFFORDABLE HOUSING UNITS FOR PHASE 1 OF THE NAPA PIPE PROJECT**

**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; and

**WHEREAS**, Napa Redevelopment Partners, LLC, a Delaware limited liability company, is the owner of four (4) parcels of real property in Napa County, located at 1025 Kaiser Road, comprising approximately 153 acres and designated by Assessor's Parcel Numbers 046-412-006, 046-412-007, 046-400-054 and 046-400-055 (collectively "the Property").

**WHEREAS**, the Napa County Board of Supervisors previously adopted various land use approvals for the development of the Property, which included a tentative map, a development plan, a development agreement, and design guidelines for the Napa Pipe Zoning District portion of the Property.

**WHEREAS**, the project includes development of 700 to 945 housing units, with up to 140 housing units affordable to low and very low income families, a continuing care retirement community of up to 150 suites with up to 225 beds, a 150-room hotel, an approximately 154,000 square foot membership warehouse store and associated gas station and related facilities (such as a Costco), and a wide variety of other uses including approximately 40,000 square feet of neighborhood-serving retail and restaurants, community facilities, research and development, light industrial, warehousing and office space, and parks, public open space and other public amenities (collectively "the Project").

**WHEREAS**, upon annexation of a portion of the Property to the City of Napa in September, 2015, the City became a party to the Development Agreement and to the First Amendment to the Development Agreement. Thereafter, upon annexation of the rest of the Property to the City on December 23, 2019, the entire Property came within the boundaries of the City, and the City succeeded to all of the rights and obligations of the County under the Development Agreement and amendments.

**WHEREAS**, the City has conducted environmental review of the Project and related approvals under the California Environmental Quality Act ("CEQA"). In particular, an Addendum to the Napa Pipe EIR was prepared by the City as an addendum to the Napa Pipe Final Environmental Impact Report certified by the Napa County Board of Supervisors on January 14, 2013. The 2019 Addendum concluded that none of the conditions described under CEQA Guidelines Section 15162 requiring further environmental review were present, and accordingly, no subsequent or supplemental environmental impact report or negative declaration was required for the Project. Likewise, no additional environmental review is required for the County's approval of the loan reservation, in that no changes have been made to the contemplated development and related approvals under review by the City.

**WHEREAS**, as part of the Project and as set forth in the Affordable Housing Plan (Exhibit B to the Development Agreement), Napa Redevelopment Partners conveyed (at no cost to the City), two developable affordable housing parcels to the City to accommodate the development of up to 140 affordable housing units on the Property, and the City in turn conveyed the developable affordable housing parcels to a qualified affordable housing developer (at no cost to the developer) for the construction of the contemplated affordable housing units. The two affordable housing parcels will be conveyed in two separate phases, and the affordable units will be developed in two separate phases.

**WHEREAS**, Mid-Pen Housing Corporation, a nonprofit public benefit corporation, was the selected qualified affordable housing developer responsible for developing the affordable housing units; and

**WHEREAS**, MidPen Housing Corporation submitted an application to the County in January 2020 requesting Seven Hundred Fifty Thousand Dollars (\$750,000) in predevelopment through permanent construction financing for the first phase of development of the affordable housing units; and

**WHEREAS**, the County approved the requested loan; and

**WHEREAS**, the first phase will consists of an 85-unit development which will provide affordable housing opportunities to a variety of low and very-low income households, including 1, 2 and 3-bedroom units to households earning between 25% and 80% Area Median Income; and

**WHEREAS**, the initial financing plan for Sandpiper Place 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**, MidPen Housing Corporation and Napa Valley Community Housing have submitted a request to the County for an additional Three Million Dollars (\$3,000,000) in predevelopment through permanent construction financing for the first phase of development of the affordable housing units prior to submission of the HCD Super NOFA application due in June 2023.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Napa County hereby reserves an additional Three Million Dollars (\$3,000,000) from its Affordable Housing Fund, pending submittal of a complete application within one year of the date of this Resolution, and pending Board determination of loan terms, to assist with the first phase development of the affordable housing units.

**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 16th of May, 2023, by the following vote:

AYES:           SUPERVISORS  
NOES:           SUPERVISORS       NONE

ABSTAIN: SUPERVISORS NONE

ABSENT: SUPERVISORS NONE

NAPA COUNTY, a political subdivision of  
the State of California

By: \_\_\_\_\_  
BELIA RAMOS, Chair of the  
Board of Supervisors

<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By: <u>S. Darbinian</u> Deputy County Counsel</p> <p>Date: May 4 2023</p>	<p>APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS</p> <p>Date: May 16, 2023 Processed By: _____ Deputy Clerk of the Board</p>	<p>ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors</p> <p>By: _____</p>
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