



Agenda Date: 11/22/2005
Agenda Placement: 6X

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Howard Siegel for Nancy Watt - County Executive Officer
Community Partnership Program
REPORT BY: Howard Siegel, Community Partnership Manager, 253-4621
SUBJECT: Adoption of a Resolution Regarding Security for Affordable Housing Fund Loan

RECOMMENDATION

County Executive Officer requests adoption of a resolution transferring the security for \$118,894 indebtedness to the County's Affordable Housing Fund on the part of Napa Valley Community Housing (NVCH) from the Angwin property known as White Cottage Ranch to a Napa property known as the Parkwood Apartments, and expressing approval for the sale of Angwin property.

EXECUTIVE SUMMARY

The proposed action would enable NVCH to sell the 9-unit property in Angwin known as White Cottage Ranch, thereby completing the financing package for the 29-unit Magnolia Park Town Homes, a new project in which the County has invested \$850,000 (in the form of a long-term loan) of its Affordable Housing funds.

In September, the Board tentatively agreed to the sale of White Cottage Ranch conditioned upon the transfer of NVCH's remaining indebtedness to the County being transferred to another property owned by NVCH.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

On September 27, 2005, your Board authorized the sale of White Cottage Ranch, a 9-unit affordable housing development in Angwin owned and operated by Napa Valley Community Housing (NVCH), a local non-profit housing developer. The County's approval of this transaction - required due to our position as one of the lenders on that project - was provided subject to the condition that the outstanding indebtedness (\$118,894) on White Cottage be transferred to another housing development owned by NVCH, rather than merely forgiven.

The reason for the sale of White Cottage Ranch property was due to its involvement in the financing package for Magnolia Park TownHomes, an affordable project in the city of Napa also partially funded by the County, as well as the availability of a buyer after a lengthy period of time on the market.

Today's proposed action would be to transfer the security for the aforementioned indebtedness to Parkwood Apartments (a 3-bedroom dwelling for men recovering from substance abuses) in Napa, a project also owned and operated by NVCH on which the County has previously made a loan in the amount of \$20,000 and to provide express written approval to NVCH to proceed with the sale of the White Cottage Ranch property.

SUPPORTING DOCUMENTS

A . Resolution

CEO Recommendation: Approve

Reviewed By: Britt Ferguson