



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/7/2017
Agenda Placement: 60

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Nancy Johnson - Director
Housing and Intergovernmental Affairs

REPORT BY: Nancy Johnson, Housing and Community Development Program Manager - 707-299-1352

SUBJECT: Approval of a resolution loaning \$40,000 of Affordable Housing Funds for a single family home to be built by Habitat for Humanity

RECOMMENDATION

County Executive Officer requests the following actions regarding a loan for the construction of single family low income home:

1. Adoption of a resolution approving a loan to Solano-Napa Habitat for Humanity, Inc. in the amount of \$40,000; and
2. Authorization for the Chair to sign a loan agreement with Habitat for Humanity for a maximum of \$40,000.

EXECUTIVE SUMMARY

The Solano-Napa chapter of Habitat for Humanity will be managing the construction of a sweat equity single family home on Saratoga Drive in Napa. The Habitat sweat equity model will select an eligible low income applicant (50-80% of county median income) to contribute 500 hours of work, assisted by volunteers and skilled craftsmen, to construct a single family home. Habitat will utilize a combination of individual donations, corporate donors and local funding sources to provide the home owner with an affordable no-interest mortgage upon completion of the project.

FISCAL IMPACT

Is there a Fiscal Impact? Yes

Is it currently budgeted? Yes

Where is it budgeted?	The funds would come from the Affordable Housing Fund.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The \$40,000 investment will provide a local family a home ownership opportunity that they would not otherwise afford. The total home cost is estimated to be \$349,305.
Is the general fund affected?	No
Future fiscal impact:	Construction will extend through 2018, although the funds will likely be issued before the end of the current fiscal year.
Consequences if not approved:	Solano-Napa Habitat for Humanity will have to find another source for the funds.
Additional Information:	

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

The Solano-Napa Habitat for Humanity has been in existence as an affiliate of Habitat for Humanity International since 1991, over 25 years. The local branch has fund-raised and developed 15 new homes in Solano County and completed 26 major repair projects in existing homes, of which 20 were in Napa County.

Habitat for Humanity specializes in the sweat equity method of construction where low income applicants are selected to become new home owners to contribute 500 hours of work over the course of construction of a home, and are provided special financing. Solano-Napa Habitat purchased a surplus real property parcel from the City of Napa for the development of a low income sweat equity home. The proposed project consists of a 1,352 square foot, 3-bedroom 2-bathroom home with a two car garage. The home will be farmhouse style with lap siding, a gabled roof, a roofed porch and is designed to match the surrounding homes. The construction will also include site development (grading, sewer, utility connections, pad preparation for the foundation, installation of the driveway, landscape and irrigation). The home will also promote the health of the family with low VOC (Volatile Organic Compounds) materials, low formaldehyde composite wood products and humidity controlled fans. The home will be located in an infill site in an existing developed area.

The Napa County Housing Commission recommended approval of the project at their meeting on February 23, 2017.

SUPPORTING DOCUMENTS

- A . Application 1
- B . Application 2
- C . Application 3

- D . AATF Resolution
- E . Current Cost Estimates

CEO Recommendation: Approve

Reviewed By: Carlos Solorio