

## Napa Pipe SB 235 Draft Proposal – City of Napa

September 3, 2019

1. County would agree to allow early annexation of remaining 43 unincorporated acres of the Napa Pipe development to the City of Napa.
2. City and County to incorporate key components of the Affordable Housing Plan into the SB 235 agreement.
3. The developer's contribution of \$1 million to the County's workforce proximity program be contributed to the County, who would administer the program within the Napa Pipe development.
4. All housing impact fees paid for development within the Napa Pipe project shall be used to fund the required 140 deed restricted low and very low income units on the two dedicated affordable housing sites with no credit assigned to either City or County (i.e. housing impact fees are Napa Pipe related fees).
5. The County receives 100% credit for Phase 1 deed restricted units on the dedicated affordable housing site (no time limit).
6. The County receives 100% credit for Phase 2 on the dedicated affordable housing site if built in the current housing cycle (ending in 2023).
7. After the current housing cycle ends, if Phase 2 is not constructed by then, the County receives 90% credit and the City receives 10% credit of future Phase 2 with the following stipulations:
  - a. Any funds added to the project by the City (or its Housing Authority) will receive a prorated 1:1 credit.
  - b. Any housing vouchers applied to Phase 2 will be calculated based on the added borrowing power provided the project and calculated on a prorated 1:1 credit.
8. City gets credit for all market-rate housing and for the 50 deed-restricted moderate income units.