

Date: October 22, 2020

Via Email: emorris@cityofnapa.org

Erin Morris
City of Napa, Community Development Director
1600 First Street
Napa, CA 94559

Subject: Affordable Housing Alternative Equivalent Proposal

Dear Ms. Morris:

Foxbow Development, LLC. ("Applicant") in efforts to satisfy public comment proposes the following Affordable Housing Equivalent Alternative in lieu of payment of the affordable housing impact fee as part of the First & Oxbow Mixed-Use Project("Project").

Municipal code section 15.94.070 allows for alternative equivalent proposals where an applicant can further affordable housing opportunities within the City to an equal or greater extent than payment of the fees. In this case, the affordable housing impact fee would be approximately \$122,666. With new affordable housing construction averaging more than \$600,000 per unit, the fee would effectively allow less than two affordable units.

It is our objective to provide affordable housing to a greater extent than the fee payment, and follow the suggested model set by Trinitas we propose the following:

- Prior to occupancy for the First & Oxbow Mixed-Use Project, Applicant shall place an affordable housing covenant of deed restriction on a residential site within the City limits, of not less than 3 units, thereby ensuring the provision of affordable housing.
- The current project is intended to be a mix of housing including at least 3 very low- and low-income units. The project may also include moderate income or work force housing. Having a mix of housing has a more positive impact for the tenants, neighborhoods & community.

We believe this proposal will deliver a more significant impact than paying the required impact fee yet in alignment with our project scope.

Respectfully,

J.B. Leamer
Foxbow Development, LLC