



Agenda Date: 5/5/2021  
Agenda Placement: 7D

## Napa Sanitation District Board Agenda Letter

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**TO:** Honorable Board of Directors  
**FROM:** Timothy Healy - General Manager  
NS-Technical Services/Engineer  
**REPORT BY:** Simon Kobayashi, Associate Engineer - 707-258-6030  
**SUBJECT:** Authorize Execution of Agreement for Caritas Village

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### **RECOMMENDATION**

Authorize Chair to sign the Agreement for Capacity Fee Deferral for Caritas Village.

### **EXECUTIVE SUMMARY**

This development, by Caritas Acquisitions VI, a California Limited Liability Company (LLC), is for a 20-unit apartment complex with a community building located at 2375 Old Sonoma Rd in Napa. The developers have requested to defer the payment of capacity charges in the amount of \$179,262. NapaSan policy allows development projects to defer payment of capacity charges if certain conditions are met by the developers. One of the conditions is that the developer designates at least ten percent (10%) of the units to be constructed as affordable housing units. Caritas Acquisitions VI, LLC will build nineteen (19) affordable units, which meets this 10% requirement. The policy also requires that the developer enters into an agreement with NapaSan, which will be recorded with the Napa County Records Office. The agreement for capacity fee deferral is attached.

### **FISCAL & STRATEGIC PLAN IMPACT**

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	NapaSan will receive capacity charges as required by NapaSan code (collection of capacity charges could be delayed up to 18 months). The capacity charge revenue has been budgeted in the Expansion Fund.
Is it Mandatory or Discretionary?	Discretionary

Discretionary Justification:	The project meets NapaSan's capacity charge deferral guidelines.
Is the general fund affected?	No
Future fiscal impact:	The collection of capacity charges could be delayed up to 18 months.
Consequences if not approved:	The development would be required to pay capacity charges prior to starting construction of the buildings.
Additional Information:	None.

**ENVIRONMENTAL IMPACT**

None.

**BACKGROUND AND DISCUSSION**

None.

**SUPPORTING DOCUMENTS**

A . Capacity Charge Deferral Agreement

Napa Sanitation District: Approve

Reviewed By: Timothy Healy