

Exhibit 11 -
North Village Hotel Project
North Village Development Agreement Consistency Analysis

DA Provision	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
<p>5.5 <u>Housing Guaranty and Satisfaction of Obligations.</u></p> <p>(a) All Workforce/Affordable Housing units and Middle Income Housing units must have received a certificate of occupancy before City will issue a final certificate of occupancy for the hotel. In lieu of obtaining certificates of occupancy for Workforce/Affordable Housing or Middle Income Housing units required by this paragraph, Developer may provide a completion guaranty in favor of City, in a form reasonably acceptable to the City Manager, whose approval thereof shall not be unreasonably withheld, conditioned, or delayed, to secure its obligation to deliver any Workforce/Affordable Housing units or Middle Income Housing units required under this Agreement but not yet complete.</p>	<p>This requirement will be addressed prior to issuance of a final certificate of occupancy for the North Village Hotel either by completion of the affordable housing units and/or provision of a completion guaranty.</p>	✓
<p>5.6 <u>Fire Substation.</u></p> <p>(g) Developer and City desire that the Fire Substation be completed prior to Project completion and, therefore, the Fire Substation shall be completed and conveyed to the City prior to City’s issuance of the first certificate of occupancy for the Senior Living Community or the hotel component of the Project. In lieu of completion and conveyance of the Fire Substation to the City, required by this paragraph, Developer may provide a completion guaranty in favor of City, in a form reasonably acceptable to the City Manager, whose approval thereof shall not be unreasonably withheld, conditioned, or delayed, to secure its obligation to deliver the Fire Substation required under this Agreement but not yet complete. Developer shall obtain a building permit and initiate construction of the Fire Substation as a condition to City's acceptance of the completion guaranty and issuance of the first certificate of occupancy for the Senior Living Community or the hotel component of the Project. Notwithstanding the foregoing, the condition requiring Developer to obtain building permit and commence construction of the Fire Substation shall be waived if City is unable to approve the building permit due to the City's failure to materially perform its obligations in this Section 5.6.</p>	<p>It is anticipated that construction of the Fire Substation will be completed prior to completion of the North Village Hotel. If not, a completion guaranty may be provided to ensure completion of the work.</p>	✓
<p>5.7 <u>Connectivity Measures.</u></p> <p>(a) As provided in the Existing Project Approvals, Developer shall provide on-site shuttles and/or participate in equivalent alternatives as necessary to satisfy the Transportation Demand Management Plan requirements, subject to agreements approved by the City Manager, in order to transport residents, visitors, employees, and</p>	<p>The North Village Hotel will provide shuttle service for guests, visitors, employees and residents of North Village in coordination with the Enso Village shuttle service. The Hotel will provide courtesy bikes for its guests and will coordinate with a bike-share provider to install a bike-</p>	✓

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<p>guests, to and from the Project and downtown, and Developer will encourage bicycling through clear on-site wayfinding signage and the provision of support facilities such as secure bike parking and bike share within the Project.</p> <p>(b) Prior to City’s issuance of the final certificate of occupancy for the hotel, the Developer shall make a one-time contribution to the City of “Connectivity Funds” in a total amount of Two Hundred Fifty Thousand Dollars (\$250,000). The City may use the Connectivity Funds to undertake implementation of the North Healdsburg Avenue Plan or to fund other improvements that improve access to and from the Project and other areas of the City, such as improving bikeways, creating pedestrian routes that includes sidewalks along existing and new streets, off-street pathways and pedestrian connections.</p>	<p>share facility. Bike racks are provided for guests, visitors and employees. Implementation of the North Village Hotel TDM Plan is required.</p> <p>The developer will be required to submit the Connectivity Fund payment to the City prior to issuance of the final certificate of occupancy for the hotel.</p>	
<p>5.9 <u>Hotel Community Benefit Fee.</u></p> <p>(a) The “Hotel Community Benefit Fee” shall equal one half cent for every dollar charged to hotel guests for room occupancy, parking, and resort fees.</p> <p>(b) Before the issuance of a certificate of occupancy for the hotel, the Developer shall cause a Hotel Community Benefit Fee Agreement to be recorded against the parcel containing the hotel. The Hotel Community Benefit Fee Agreement shall provide that, beginning on the date that is ten (10) years after the issuance of a certificate of occupancy for the hotel, and continuing for a period of ninety-nine years, the Developer shall pay to the City the Hotel Community Benefit Fee on or before the last day of the month for the prior month’s balance of the Hotel Community Benefit Fee.</p> <p>(c) Developer shall have the right, but not the obligation, to pass through the Hotel Community Benefit Fee to hotel guests. Developer may, in its sole business judgement, elect to begin collecting the Hotel Community Benefit Fee from hotel guests at any time, including before any portion of the Hotel Community Benefit Fee is due or payable to the City.</p>	<p>Prior to issuance of a certificate of occupancy for the hotel, the Hotel Community Benefit Fee Agreement will be recorded.</p>	✓