

**SUPPLEMENTAL REPORTS & COMMUNICATIONS I**  
**Office of the City Clerk**

**City Council of the City of Napa**  
**Regular Meeting**  
**January 16, 2018**

**FOR THE CITY COUNCIL OF THE CITY OF NAPA:**

**AFTERNOON SESSION:**

**2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

**Item 2.** Introduction of Sabrina Wolfson, Deputy City Attorney.

**4. PUBLIC COMMENT:**

**Item 4.** Written communication from Jarvis Peay dated January 3, 2018.

**6. ADMINISTRATIVE REPORTS:**

**Item 6.A.** Cooperative Joint Powers Homeless Services Agreement with Napa County and Update on Homeless System Redesign.

- PowerPoint presentation by city staff.

**7. PUBLIC HEARINGS/APPEALS:**

**Item 7.A.** Napa Countywide Road Maintenance Act (Measure T) – Maintenance of Effort, 5-Year Work Plan, and Master Funding Agreement.

- PowerPoint presentation by city staff.

**EVENING SESSION:**

**15. PUBLIC HEARINGS/APPEALS:**

**Item 15.A.** The Bridgeview Apartments Project, a 16-unit expansion of an existing 41-unit apartment complex, including eleven affordable housing units, located at 151 Riverside Drive and 122 Brown Street.

- PowerPoint presentation by city staff.



King Jarvis <jarvanya@gmail.com> | clerk

1/3/2018

Public Comment For The Next Napa City Council Meeting



#### CITY SONG

I propose for Napa, a CITY SONG. A tune that embodies all that is this great and wonderful town. Two and a half to three minutes long, it could eventually be embedded into the websites of local businesses and concerns, as well as the city's official website.

Later accompanied by a slide show and/or video, this official song of the city of Napa could be translated into the languages of our sister cities. One of the easiest ways to get folks of a different culture to beam and show effort appreciation is to speak, know, or say it's language. Lyrics have always shown the way to improved relationships and commonality of ethos.

I foresee a friendly competition conducted by that Napa tourist board, or qualified entity that

would result in the selection of the " BEST SUB THREE MINUTE SMILES " .

Jarvis William Peay



## Agenda Item:

- Approve Cooperative Joint Powers Homeless Services Agreement with Napa County
- Receive update on homeless system Redesign



## Agreement with County for Homeless System

- Identifies parties' roles & responsibilities
- Identifies amount City shall reimburse County
  - ½ of costs for flex pool operation
  - Approximately ½ of costs of year-round shelters
  - 1/3 of cost of joint homeless coordinator
  - \$33K in Consulting costs
- Up to \$639,576 for FY17/18



## Update on Homeless System Redesign



## Why Redesign Homeless System?

- Homeless numbers were going up
- Most exit shelters were back to streets or temporary housing
- Concerns raised by Downtown neighbors about quality of life issues
- Federal & State funding shifts towards “Housing First” approach
- Other communities have seen results when making these changes!

5

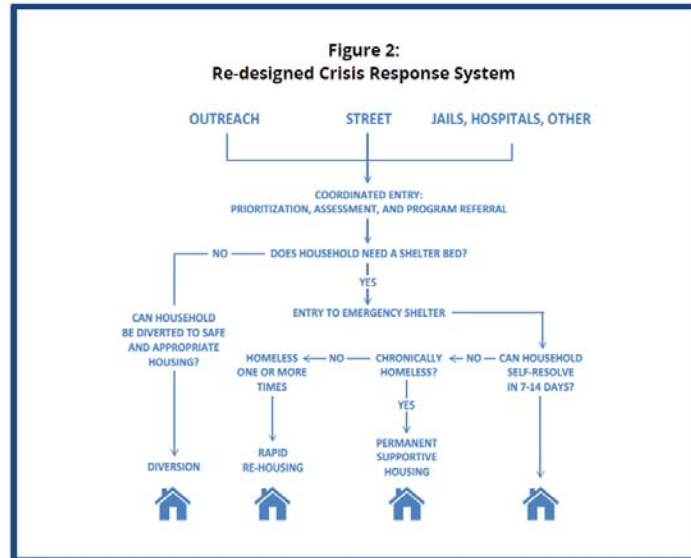


## City/County Joint System Redesign

- Analysis found that:
  - Resources were siloed
  - Resources not aligned to address complex needs of homeless
  - Growing population of high-need, vulnerable individuals
  - Need more housing
    - Both affordable & supportive housing units needed



## Napa's Re-Designed System



## Homeless & Housing System Redesign

- Five Categories of Recommendations
  - Breaking silos & leveraging resources
  - Cutting costs & realigning resources
  - Building housing capacity
  - Using data
  - Identifying new funding

# Where Are We Now?



## Need Versus Resources

### The Need Right Now: 347 Homeless Households



**Rapid Re-Housing**  
VI-SPDAT score 5-9



**Permanent Supportive Housing**  
VI-SPDAT score 10+



**Diversion/ Prevention**  
VI-SDAT score 0-4

### Current Resources (FY17/18)



102



21



25



## Accomplishments Since April Meeting

- Hired Abode as new operator
  - Shelter system
  - Housing navigation
  - Flex pool
- Launched coordinated entry
- Received over \$2.45M in new funding for homeless services & housing



## Improvements to Hope Center

- Facility improvements
- Implemented housing-focused services
  - 11 Hope clients housed since July 1
- Augmented staffing
- Closed on Sundays





## Update on Family Shelter

- Family Shelter closed in September due to mold
  - All families temporarily relocated
  - All now permanently housed
- 20 families exited to housing (July-Dec)
- Currently exploring options for sheltering/housing homeless families



## Winter Shelter

- Open November 15 through April 15
- 50-beds available
- 153 persons hosted to date (11/15-12/31)
  - Average 42 persons/night



## South Napa Shelter

- Low barrier
- Housing focused
  - Each client assigned housing navigator
- Transitioning towards 24/7 model
- 35 people exited to housing (July-Dec)



## Update on Outreach

- Outreach efforts expanded
  - New Abode outreach team coordinates with PD outreach team
  - Some segments still transitioning to Abode
- Camp cleanups
  - Scattered citywide
  - Loss of riverfront sites
- Winter homeless count – Jan. 24



## Update on Housing Efforts

- 66 clients exited to permanent housing (July-Dec)
- Landlord engagement implemented
  - Housing specialists
  - Incentive funds
- Housing programs
  - Rapid re-housing
  - Permanent supportive housing



## Next Steps

- Abode continue to hire housing staff
- Continue work with community partners to expand permanent supportive housing stock
- Evaluate existing shelter service to look at possible consolidation
- Continue strong collaboration with County & other community partners
- Work to secure additional diversion funds



## Action Requested

- Adopt resolution to execute agreement with County





## Measure T Basics

- Measure T
  - ½ cent sales tax for 25 years, beginning 7/1/18
  - Replaces Measure A
  - Funding for:
    - Maintenance
    - Reconstruction
    - Rehabilitation
- Streets, roads, transportation infrastructure in public Right of Way
- Today: Maintenance of Effort, Five Year Plan, and Master Funding Agreement

## Maintenance of Effort (MOE)



- Requirement of Measure T Ordinance
- Required to maintain level of effort based on 3 year average
- FY 07/08, FY08/09, FY09/10
- Funding supplements, not supplants general fund revenues used for transportation infrastructure maintenance



## MOE Cont'd



Average expenditures of the General Fund  
organizational keys:

- Street Operations
- Street Drainage
- Street Maintenance
- Street Signing & Striping
- Sidewalk Replacement
- Electrical Admin/Overhead
- Street Lighting
- Traffic Control Signal System



## 5-Year Work Plan



- How we intend on utilizing the funding:
  - Collectors/Arterials
  - Curb, Gutter & Sidewalk
  - Curb Ramps
  - Traffic Signals
  - Street Lights
  - Drainage
  - Signing/Striping, etc.
  - Intelligent Traffic Systems



## 5-Year Expenditure Plan



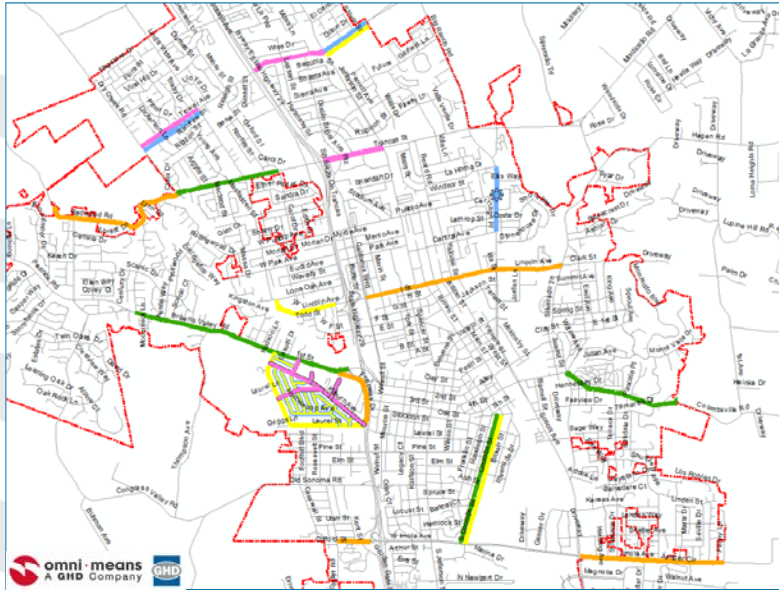
Fiscal Year		Estimated Expenditures	
1	FY 2018-19	\$	<b>7,880,852</b>
2	FY 2019-20	\$	<b>7,969,443</b>
3	FY 2020-21	\$	<b>8,084,363</b>
4	FY 2021-22	\$	<b>8,693,477</b>
5	FY 2022-23	\$	<b>8,880,251</b>
Total		\$	<b>41,508,386</b>





# Overall 5-Year Plan

FY 2018-23



omni means  
A GHD Company



## Year 1 Projects



- Trower Avenue
  - SR 29 to Jefferson St - Cold In-Place Recycling
  - Dry Creek Rd to Linda Vista Ave - Concrete Work
- Trancas Street
  - SR 29 to Jefferson St - Asphalt Overlay and Traffic Signal
- Main Street/Lincoln Avenue Intersection
  - Traffic Signal Improvements
- Jefferson Street/Hayes Street Intersection
  - Traffic Signal Improvements
- Westwood Neighborhood Phase 1
  - Kilburn Ave, Bryan Ave, Chelsea Ave, Brennen Ct., and Bancroft Ct - Asphalt Overlay





## Year 2 Projects



- Trower Avenue
  - Dry Creek Rd to Linda Vista Ave - Cold In-Place Recycling
- Trower Avenue
  - Jefferson St to East End (City Limits) - Concrete work
- Soscol Avenue
  - Central Ave to La Homa Dr - Asphalt Overlay and Traffic Signal
- Westwood Neighborhood Phase 2A
  - Concrete Improvements



## Year 3 Projects



- Trower Avenue
  - Jefferson St to East End (City Limits) - Cold In-Place Recycling
- Coombs Street and S. Coombs Street
  - 5<sup>th</sup> St. to W. Imola Ave - Concrete work
- Laurel Street
  - Browns Valley Rd/1<sup>st</sup> St to Foothill Blvd - Asphalt Overlay and Traffic Signal
- Laurel Street
  - Foothill Blvd. to Homewood Ave - Cold In-Place Recycling
- Laurel Street
  - Homewood Ave. to SR 29 - Asphalt Overlay
- W. Lincoln Avenue
  - Lone Oak Ave. to Solano Ave./SR 29 - Preventative Maintenance
- Westwood Neighborhood Phase 2B
  - Asphalt Overlay



## Year 4 Projects



- Browns Valley Road/1<sup>st</sup> Street
  - Westview Drive to SR 29 - Preventative Maintenance
- Coombsville Road
  - 3<sup>rd</sup> St./Silverado Trail to Pascale Place - Preventative Maintenance
- Coombsville Road
  - Pascale Place to East End (City Limits) - Asphalt Overlay
- Coombs Street and S. Coombs Street
  - 5<sup>th</sup> Street to W. Imola Ave -Asphalt Overlay
- Redwood Drive
  - Dry Creek Rd. to carol Dr - Cold In-Place Recycling



## Year 5 Projects



- Lincoln Avenue
  - California Blvd. to Silverado Trail - Preventative Maintenance
- Freeway Drive
  - 1<sup>st</sup> St. to Laurel St - Cold In-Place Recycling
- Redwood Drive
  - West End (City Limits) to Dry Creek Rd - Preventative Maintenance
- E. Imola Avenue
  - Soscol Ave. to East End (City Limits) - Cold In-Place Recycling
- W. Imola Avenue
  - Foster Road to SR 29 - Cold In-Place Recycling



## Year 1 Programs



Program		Estimated Expenditures	
1	Concrete Work	\$	1,100,000
2	Street Lights	\$	250,000
3	Signing/Striping	\$	250,000
Total		\$	1,600,000



## Year 2 Programs



Program		Estimated Expenditures	
1	Concrete Work	\$	1,100,000
2	Street Lights	\$	250,000
3	Signing/Striping	\$	250,000
4	Traffic Signal w/ Interconnect	\$	474,000
Total		\$	2,074,000



## Year(s) 3-4 Programs



Program		Estimated Expenditures per year	
1	Concrete Work	\$	1,100,000
2	Street Lights	\$	250,000
3	Signing/Striping	\$	250,000
4	Traffic Signal w/ Interconnect	\$	949,000
Total		\$	2,549,000



## Agreement, Minor Revision



### TERMS

#### **SECTION 3. CLASS 1 BIKE FACILITY FUNDING.**

~~Upon submission of the Five Year List of Projects,~~

In order to receive funding under this Agreement, the Local Agencies must demonstrate to NVT-A-TA that they have collectively committed eligible revenues totaling at least 6.67% of the value of the total annual allocations of Measure T funds to Class 1 Bike Facility projects identified in the adopted Countywide Bicycle Plan, as that Plan may be amended from time to time and as provided in the Measure.



## Proposed Actions

- Adopt a resolution approving Maintenance of Effort amount under Measure T Program
- Adopt a resolution approving five-year list of projects under Measure T Program; and determining that the actions authorized by this resolution are exempt from CEQA
- Authorize City Manager execution of the Master Funding Agreement between Napa Valley Transportation Authority-Tax Agency and the City of Napa



## Questions?





## **Bridgeview Apartments**

January 16, 2018

City Council

### **Project Details**

- 16-unit Apartment Development
- Expansion of adjacent Bridgeview Apartments (41 units)
- Combined 1.45 acre site
  - 1.1 acre property at 122 Brown Street
  - 0.35 acre property at 151 Riverside Drive



## Previous Public Hearings

- Two Planning Commission Hearings
  - October 20, 2016
  - February 16, 2017
- City Council
  - April 18, 2017
  - Directed Staff to return with revisions to the Affordability Agreement



## Project Summary

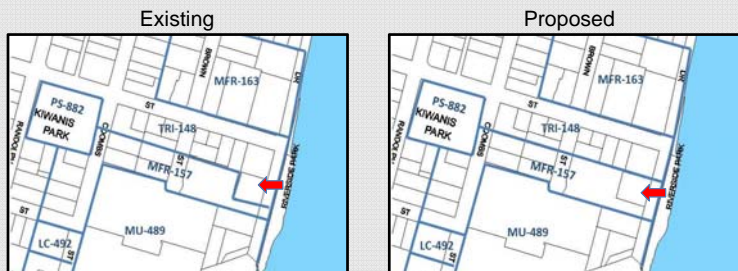
- Requested Entitlements
  - General Plan Amendment
  - Zoning Amendment
  - Design Review Permit
  - Affordability Agreement



## General Plan

### General Plan Amendment:

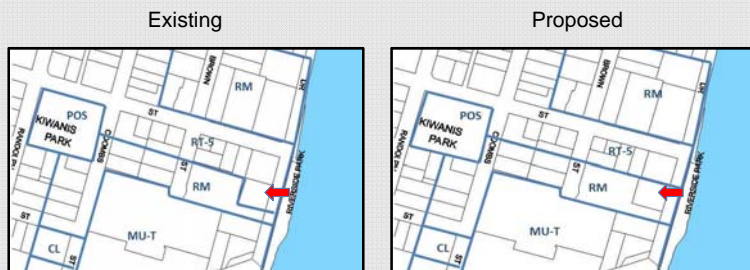
- TRI-148 – Traditional Residential Infill to MFR-157 – Multi-Family Residential



## Zoning

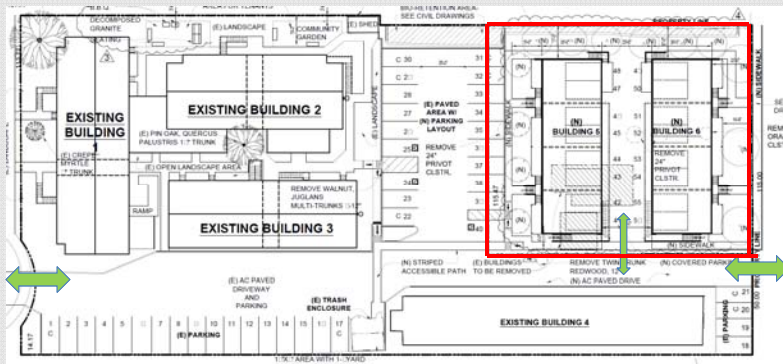
### Rezone:

- RT-5 Traditional Residential to RM Multi-Family Residential
- Also contains :FP Floodplain Management Overlay

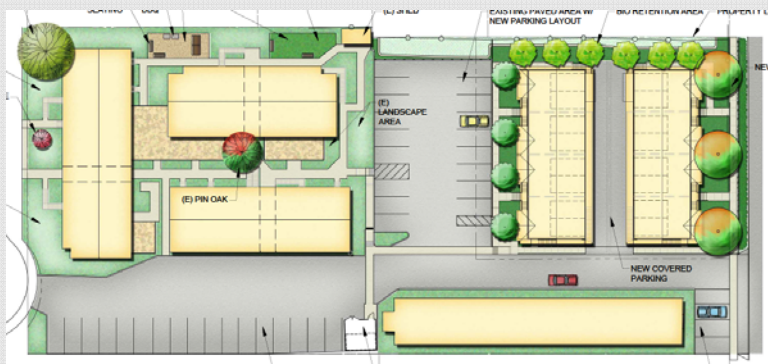




## Overall Site Plan



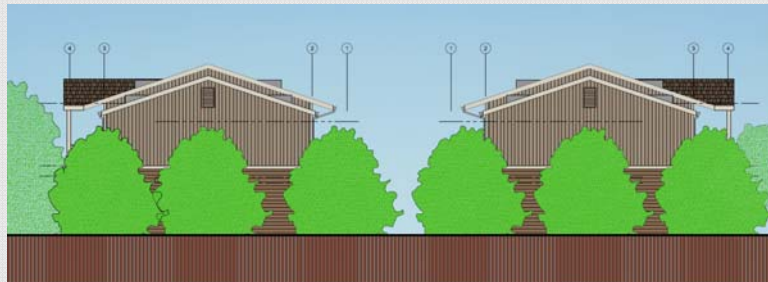
## Landscape Plan



## Proposed Building Elevations



## Transition



## Density Bonus & Affordability Agreement

- Supplemental Density Bonus
  - 40 units/acre (100% Density Bonus)
- Affordability Agreement
  - Restricted for 55 years
  - 8 Low-Income Households
  - 3 Very Low-Income Households



## Concessions

- Affordable Housing Concessions (2)
  - Front Setback reduction (12') for stairwells facing Riverside Drive
  - Overall parking reduction of 1 space, utilizing parking ratio per State Density Bonus Law



## Project Considerations

- Meets State Density Bonus & City Supplemental Bonus Requirements
- Provides New 55-year Affordability Agreement for 11 units
- Achieves Affordable & Workforce Housing Goals



## Recommended Action

- Adopt a Resolution adopting a Mitigated Negative Declaration;
- Adopt a Resolution approving a General Plan Amendment;
- Approve First Reading of an Ordinance Rezoning the Property; and
- Adopt a Resolution approving a Design Review Permit, Affordable Housing Agreement, & Density Bonus



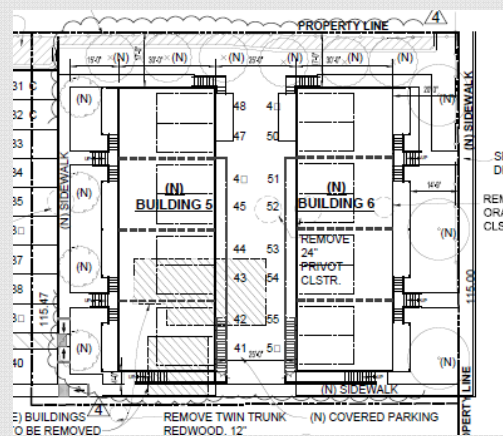
## Discussion



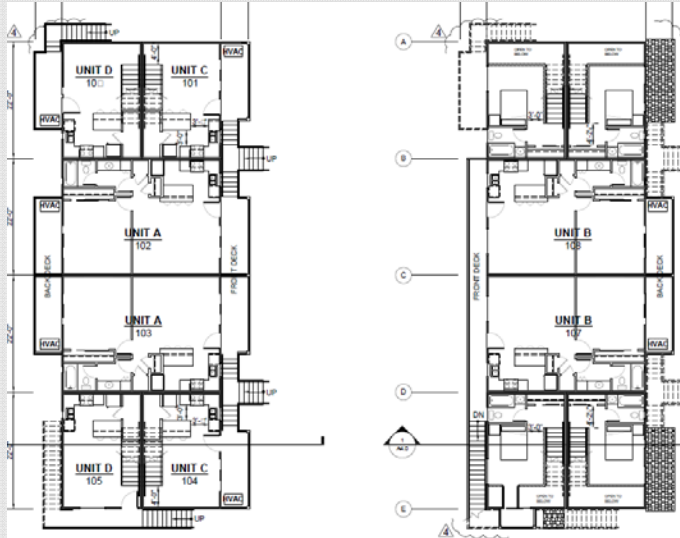
## Existing Apartments



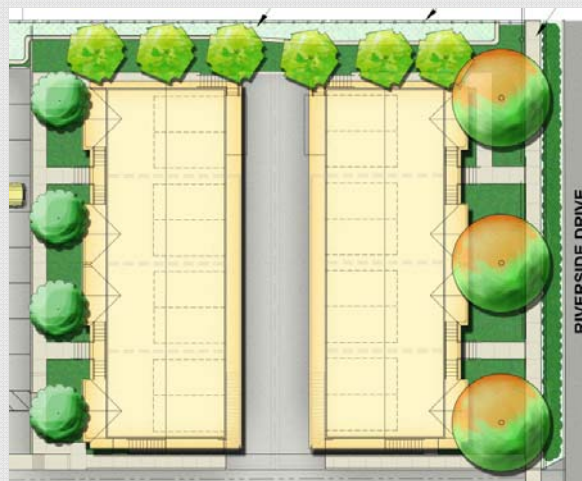
## Site Plan



## Typical Floor Plans

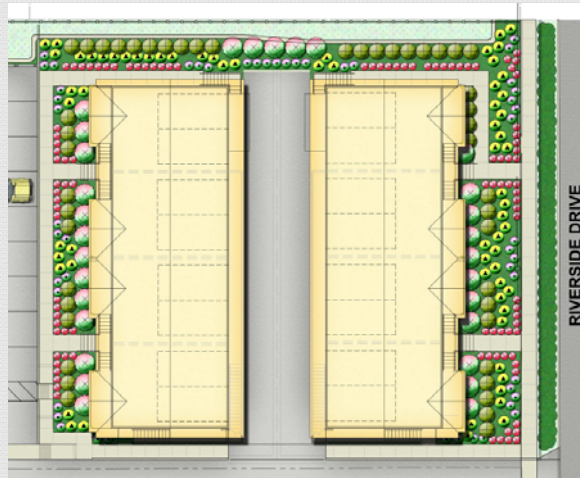


## Landscape Plan





## Landscape Plan



## Project Location









