

SUPPLEMENTAL REPORTS & COMMUNICATIONS II
Office of the City Clerk

City Council of the City of Napa
Regular Meeting
August 6, 2019

FOR THE CITY COUNCIL OF THE CITY OF NAPA:

AFTERNOON SESSION:

3. PUBLIC COMMENT:

- Written communication dated August 6, 2019 from Rosemarie Vertullo.

6. PUBLIC HEARINGS/APPEALS:

6.A. Bond Financing for the Development of Manzanita Family Apartments, a Proposed 51-Unit Affordable Rental Project Located at 2951 Soscol Avenue.

- Email dated August 6, 2019 from Charles Shinnamon with support letter attached.

August 6, 2019
Public Comment to Napa City Council

I am Rosemarie Vertullo and I am a resident of [REDACTED] here in Napa. We are speaking for myself, Earle Craigie who is also a resident of [REDACTED] as well as others in my neighborhood.

First I want to say that we support projects such as the Heritage House/Valle Verde Project. What we do not support is the location of this project. Additionally some of the requirements or lack thereof for the residents of this projects are not optimal.

This facility is going to be a permanent housing solution for adults or older adults with a "Serious Mental Disorder "or "Seriously Emotionally Disturbed Children or Adolescents."

While supportive services such as mental health care, crisis counseling, individual and/or group therapy are a required to be provided by the "No Place Like Home Grant Program," **THERE IS NO REQUIREMENT THAT THESE SERVICES BE PROVIDED ONSITE OR FOR RESIDENTS TO PARTICIPATE. NOR CAN ACCESS TO OR CONTINUED OCCUPANCE BE CONDITIONED ON A RESIDENT'S SOBRIETY.** This situation sets up the residents of this facility for failure.

There are many elderly who reside in this area and children who walk to school every day in this area. There is concern that our elderly and children who will no longer be able to access and/or benefit from the use of the many walking paths and open spaces unique to our neighborhood. Review of Napa City Police Department crime statistics in the area around the South Napa Homeless Shelter demonstrate that these concerns are not unfounded.

Additionally, the mix of 24 affordable housing units for extra low-income families mixed in with 66 assisted single-occupancy living units for residents with serious mental health and substance abuse issues is a recipe for disaster. It seems unfair and unsafe to subject families with children to be required to live alongside persons who will not be required to participate in mental health and/or sobriety programs.

We are also very concerned about the negative impacts this intensified use will have on the Salvador Creek ecosystem and traffic congestion in an already traffic-congested area.

We believe that this location could be put to a better use such as homeless seniors, low-income seniors, or young adults graduating from the foster care program.

The Heritage House project as sponsored by the County, City and the Gasser Foundation will create problems for the residents of the project and problems in our area that currently do not exist.

Thank you,

Rosemarie Vertullo & Earle Craigie
[REDACTED]

From: Charles Shinnamon

Sent: Tuesday, August 06, 2019 2:54 PM

To: Techel, Jill <jtechel@cityofnapa.org>; Sedgley, Scott <SSedgley@cityofnapa.org>; Mary Luros ; Gentry, Doris <dgentry@cityofnapa.org>; Alessio, Liz <lalessio@cityofnapa.org>

Cc: Joelle Gallagher ; John Glaser ; Grania Lindberg ; Massaro, Bob Sharon Macklin ; Dave Whitmer; Eve Kahn; Cass Walker; Smith, Vincent <vsmith@cityofnapa.org>; Morris, Erin <emorris@cityofnapa.org>; Potter, Steve <spotter@cityofnapa.org>; Carranza, Tiffany <tcarranza@cityofnapa.org>

Subject: First St apartments, Foster Rd townhomes, Manzanita Apts - today's Council agenda

[EXTERNAL]

Mayor Techel and Councilmembers,

On behalf of the Napa Housing Coalition and our Chair, Joelle Gallagher, enclosed is our letter in support of the three housing projects before you today. We apologize for the late communication.

Thank you for your consideration,

Chuck Shinnamon, Member
Napa Housing Coalition

Charles W. Shinnamon, P.E.

"If you don't like the news, go out and make some of your own." (Wes "Scoop" Nisker)

Napa Housing Coalition

c/o 1040 Main Street, Napa, CA 94559

August 6, 2019

Napa City Council

RE: Housing Items on Today's agenda

Dear Mayor Techel and Councilmembers:

As you know, we review housing proposals with the goal of providing you and the Planning Commission additional thoughts on important projects in the City. We participated at the Planning Commission hearings on the projects before you today.

First Street Apartments: At the initial hearing at the Planning Commission, we criticized this proposal for lack of open space, parking, and other issues; the Commission agreed with our concerns and sent the project back for redesign. Subsequently, the Commission reviewed the revised design, which is before you today. We believe that the project, while not perfect, is an improvement and should be approved including staff's conditions of approval.

Foster Road Townhouses: The Coalition also reviewed and commented on this project at the Commission. We were especially concerned that there was insufficient on-site parking and that residents would excessively use Foster Road for parking. This would have a negative impact on the neighboring area. Again, although not perfect, the project before you appears to have addressed this issue. We agree with the staff's recommended conditions of approval.

Manzanita Apartments: We urge your approval of the resolution regarding bond financing for this important affordable housing project.

Thank you for your consideration and for your support of new housing in our community.

Sincerely yours,

Joelle Gallagher

Joelle Gallagher, Chair
Napa Housing Coalition