

DRAFT



# VALLE VERDE & HERITAGE HOUSE

City of Napa City Council Meeting  
February 4, 2020



# Partners

## GASSER FOUNDATION

Property Owner



## BURBANK HOUSING and ABODE SERVICES

Developer

Property Management

Resident Services

Supportive Services Provider





# Design – Site Location

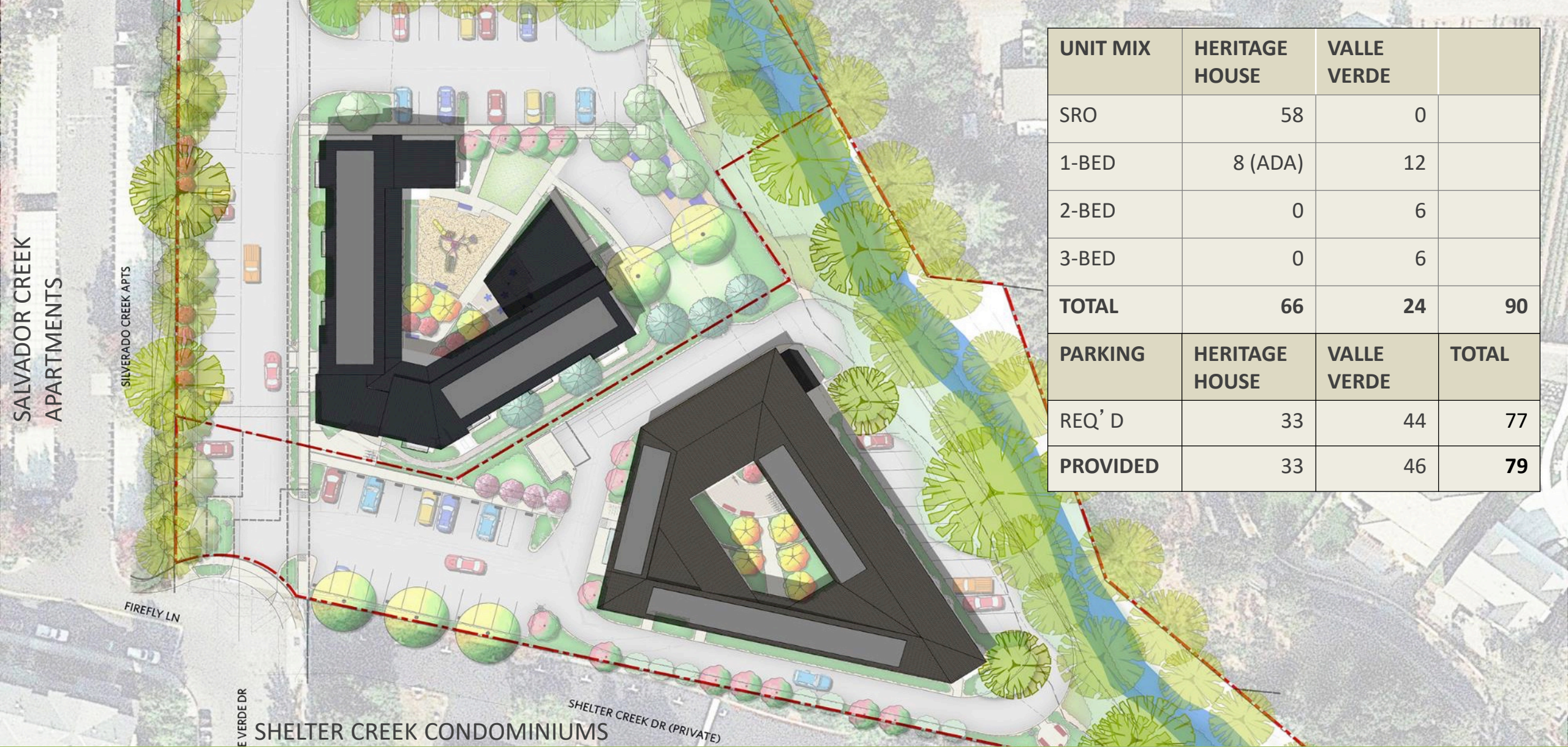




# Architectural Design – Bird's Eye View from Valle Verde Drive







UNIT MIX	HERITAGE HOUSE	VALLE VERDE	
SRO	58	0	
1-BED	8 (ADA)	12	
2-BED	0	6	
3-BED	0	6	
TOTAL	66	24	90
PARKING	HERITAGE HOUSE	VALLE VERDE	TOTAL
REQ' D	33	44	77
PROVIDED	33	46	79

# Design – Site Plan







## Valle Verde Affordable Family Housing



- **Development:** 24 multi-family apartments consisting of 1 BR, 2 BR, and 3BR units
- **Income Limit** (family of 4):  
**\$30,120–\$60,240/year**
- **Rental Range** (based on household income level and unit type):  
**\$522–\$1489/month**
- **Amenities:** Community room, laundry facilities, bicycle parking, playground, outdoor recreation space for families to gather and play
- **Resident Services:** Afterschool enrichment, adult education, and health and wellness programs



## Valle Verde Our Families



**Salary \$32,600**  
\$15.67/HR

Receptionists,  
Food Service  
Workers

Maintenance  
Workers,  
Housekeepers

Teacher Asst,  
Home Health Care  
Aides

Farm Workers,  
Landscapers

**Salary \$46,550**  
\$25.37/HR

Bookkeepers –  
Postal Workers

Pharmacy &  
Doctor's Office

Truckers,  
Shipping,  
Machinists,

Painters,  
Warehouse,  
Mechanics





## Heritage House Supportive and Affordable Housing



- **Development:** Rehabilitation of vacant building into 66 apartments consisting of 1 BR and studio units – 33 units of supportive housing
- **Income Limit** (1–2 person household): **\$14,060–\$40,200/year**
- **Rental Range** (based on household income level and unit type): **\$522–\$1489/month**
- **Amenities:** Community room with kitchen, laundry facilities, bicycle parking, outdoor courtyard, and admin offices and case management offices.
- **On-Site Supportive services:** Case management, mental health services, life skills training, recovery support, job counseling and placement, and financial literacy courses.





# Heritage House – Our Residents

- **Who will live in Heritage House?** Napans who have experienced homelessness and may have a disability, mental illness, substance abuse issue, and very low income individuals.
- **Federal funding at Heritage House means:**
  - **No** registered sexual offenders
  - **No** residents who have committed recent violent crimes or drug-related crimes





# Heritage House

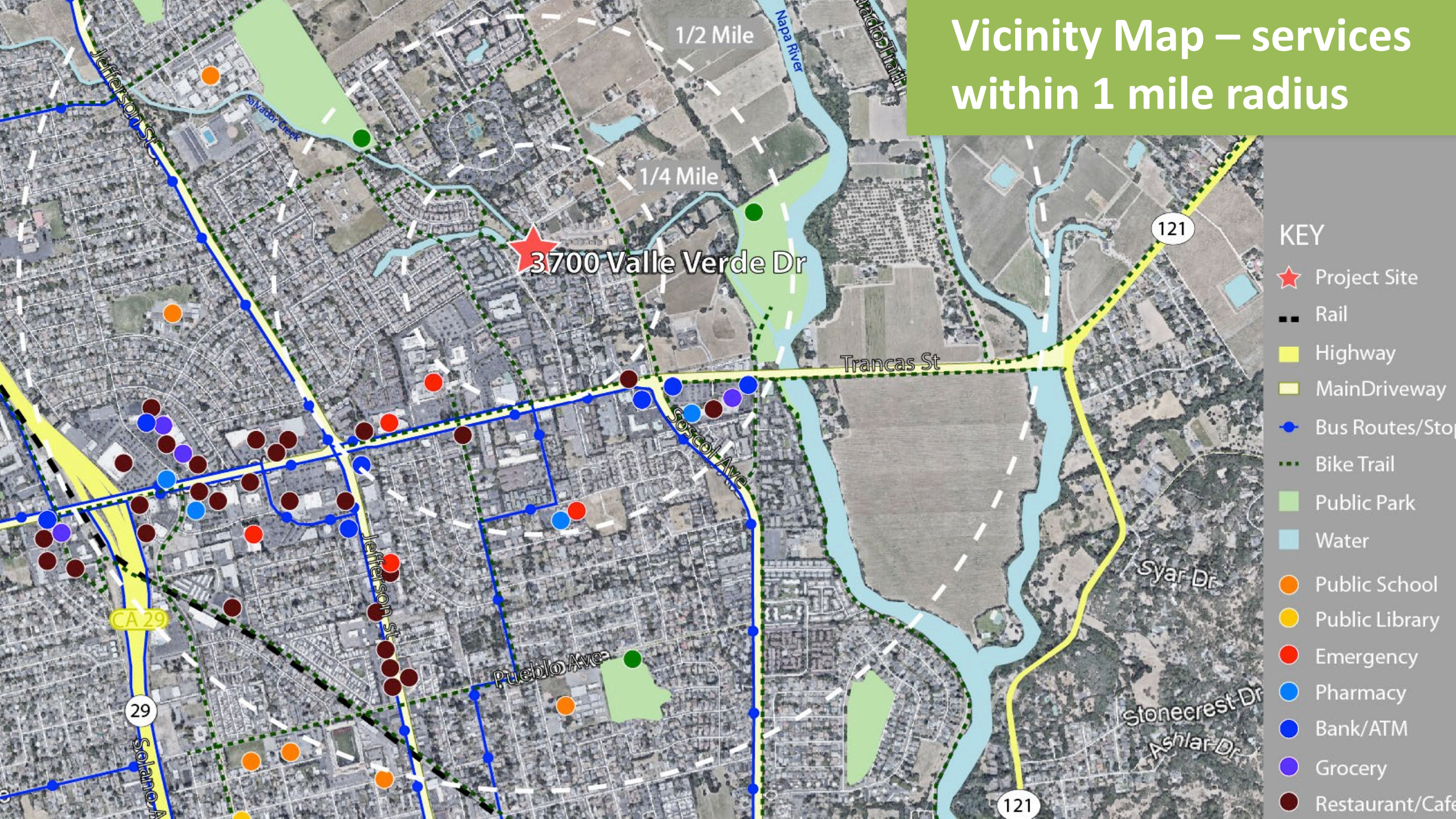
## 11 Funding Sources to Keep Rents Low for 55 years

### Confirmed and Anticipated Sources:

1. Partnership HealthPlan of California
2. City of Napa Housing Trust Fund
3. County of Napa Housing Trust Fund
4. California Housing and Community Development No Place Like Home (NPLH)
5. Gasser Foundation Land Donation
6. Burbank Developer Fee Contribution
7. California Department of Health Care Services Whole Person Care
8. California Tax Credit Allocation Committee
9. California Housing and Community Development Multi-Family Housing Program (MHP)
10. City of Napa Housing Authority Project Based Vouchers



# Vicinity Map – services within 1 mile radius



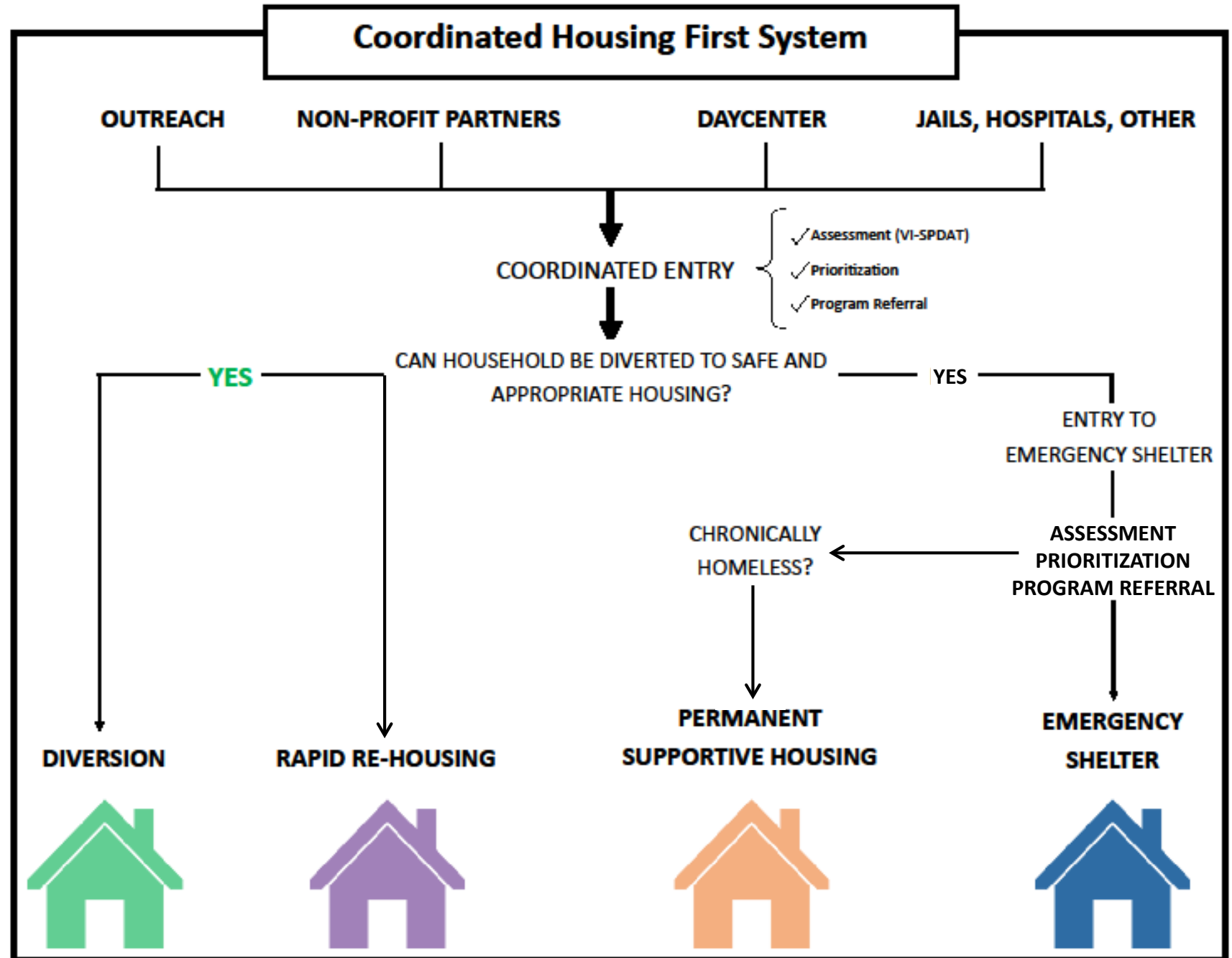


# Overview of Supportive Housing in Napa

- **2016** – County developed **Housing First Model** with National Alliance to End Homelessness and Corporation for Supportive Housing after receiving input from the City, law enforcement, non-profit organizations, and members of the community.
- **2017** – County implemented **Housing First Model**
- **2018** – County adopted **Plan to End Homelessness**
  - Goal 3.3 – Create supportive housing units for the most vulnerable homeless individuals and families.
- **2017-2020 –Heritage House and Valle Verde** planning application for the development of supportive and low-income housing in Napa.
- **2020** – Governor Newsom’s 2020 Budget allocates additional Funding for Affordable Housing, and recent actions require Housing Mandates, and new Approval Processes.



# Napa's Coordinated Entry System – to House Homeless Residents





# Napa's Coordinated Entry System – to House Homeless Residents

## Formerly Homelessness Residents Housed:

- Since 7/2017 – over **180 homeless** individuals were housed in Napa County.
- **18 individuals went into permanent supportive housing** in various locations.
- New projects with formerly homeless residents: Valley View in American Canyon; Stoddard West and Napa Courtyards in Napa.
- Since 2004 funding for homeless housing through Mental Health Services Act. In 2019 new funding through No Place Like Home for supportive housing with on-site wrap around services.



# Heritage House Resident Selection Process

- The **County's Coordinated Entry System (CES)** assesses individuals to determine their housing needs and identifies available resources to match those needs, including supportive housing.
- CES will refer individuals to Heritage House. Burbank Housing will screen potential residents, consistent with the policies of State and Federal funding sources, to determine eligibility based on the following criteria: income level, credit report, rental history, and criminal background.
- As a part of the final eligibility process, Burbank Housing will evaluate each applicant suitability for housing at Heritage House.
- **Burbank Housing will deny admission to applicants who may reasonably be expected to have a detrimental effect on the operations of the project, the health and safety of other residents, or quality of life for the residents and the community.**



# There are 323 homeless individuals in Napa County.

- 151 were unsheltered (*living outside*)
- 172 were sheltered (*uninhabitable housing, car, coach, etc.*)
- 66% are male, 33% are female
- 45% have been homeless in Napa for 10 years
- 30% have been homeless in Napa for 20 years
- 10% are under the age of 17
- 8% are ages 18–24
- 32% are ages 25–44
- 40% are ages 45–64
- 4% are over the age of 65

Based on self-reporting data, 50% of the homeless have substance abuse disorders, 50% have serious mental illness, 30% have a physical disability, 4% are veterans, and 10% are domestic violence survivors.

Source: Napa County Point in Time Count January 2019



## Profile of the Homeless in Napa





# How will Heritage House be Managed?

## Management Plan Components

- **Property Management** – Day-to-day management procedures
- **Services Plan**– Comprehensive on-site services for residents
- **Tenant Selection** – Criteria for tenancy and selection process
- **Community Rules** – Each resident must accept and follow rules
- **Eviction Policy** – If a resident violates the lease or community rules
- **Security Plan** – 24/7 on-site personnel, key card entry, cameras, evening security patrols, and regular meetings with neighbors
- **Parking Policy** – Assigned parking spaces for licensed and operable vehicles



## **ON-SITE ACTIVITIES**

- Health Evaluations
- Monthly Schedule of Activities for Residents
- Life Skills Training Programs
- Job Counseling and Placement
- Counseling Sessions and Recovery Support
- Education and Financial Literacy Courses

## **OFF-SITE ACTIVITIES**

- Employment – Working
- School and Work Training Programs
- Grocery Shopping and Errands
- Medical Treatments
- Day Programs and Other Leisure Activities

# **Day in the Life of a Heritage House Resident**



# Community and Neighborhood Outreach

- **April 24, 2018:** Meeting with neighbors at Gasser Foundation offices
- **May 22, 2018:** Public neighborhood meeting at nearby Silverado Creek Apartments
- **June 15, 2018:** Public neighborhood meeting at nearby Shelter Creek Condominiums
- **August 15, 2018:** EIR Scoping Meeting
- **April 23, 2019:** Meeting with neighbors at Gasser Foundation
- **June 27, 2019:** Site Visit for public officials to Abode's supportive housing communities in Fremont
- **August 21, 2019:** Planning Commission Meeting – Draft EIR Comments
- **October 21, 2019:** Public meeting hosted by City of Napa
- **November 5 and November 15, 2019:** Site Visits for neighbors to Abode's supportive housing supportive communities in Fremont.
- **November 27, 2019:** Site Visit for public officials to Abode's supportive housing.
- **December 5, 2019:** Planning Commission Meeting
- **January 27, 2020:** Site Visit for neighbors to Abode's supportive housing.



# Heritage House Will Provide:



## Transportation Available to Residents

- **Taxi script** for seniors and disabled,
- **VineGo Paratransit** for seniors and disabled
- **NFTA Shared Vehicle Van** for individual and group transit needs
- Bus, bicycle, car, car pool, and walking
- Grocery carts provided for shopping
- ***Emergency transit as needed for residents***



# Heritage House Will Provide:



## ***Neighborhood Safety***

- **24/7 on-site staffing** through a combination of property management, supportive services staff.
- **Night security patrol** during start-up and thereafter as determined necessary by City.
- **24/7 hotline** for complaints
- **Neighborhood Committee** - Regular meetings with neighbors to address any issues.

## ***Parking***

- Meets City of Napa Parking Standards and provide 2 additional parking spaces.

# Valle Verde & Heritage House Neighborhood Benefits:



## ***Salvador Creek Improvements***

- **Remove Zerba Bridge** to reduce flooding upstream of the project site.
- **Restore Salvador Creek** along the project site to stop bank erosion in partnership with the Flood Control District.
- **Construct Stitch Pile Wall** to protect building in case of future bank erosion.

## ***Access to Open Space***

- Provide a new handicap accessible bicycle and pedestrian trail.

## ***Trancas Street Pedestrian Crossing***

- Contribute funding for pedestrian safety crossing at the intersection of Valle Verde and Trancas Street.





# The Napa Community is healthier and more vital when everyone is housed.

## 90 Units of Low Income Housing makes a difference!

- Heritage House provides 33 units of supportive housing and 33 units for very low-income individuals
- Valle Verde provides 24 units for low-income families







Thank you! Questions?

