August 8, 2019

Planning Commission
City of Napa
1600 First Street
Napa, CA 94559

Re: Heritage House-City Project File No. PL17-0114

Dear Members of the Planning Commission

As a resident of the South East Vintage neighborhood, I STRONGLY OPPOSE the plans of the Napa County Board of Supervisors, Napa City Council and the Gasser Foundation's plans to convert the abandoned Sunrise Assisted Living facility at the end of Valle Verde to become a residence for persons at high-risk of long term or intermittent homelessness as defined by the No Place Like Home Program. The basis for my opposition is that if approved, this project is inconsistent with current "uses" and would negative impact the quality of life for the those who live and/or work in the area.

As you know this facility is intended to provide a permanent housing solution for adults or older adults with a "Serious Mental Disorder "or "Seriously Emotionally Disturbed Children or Adolescents" who meet one or more of the criteria below.

1. Persons exiting institutionalized settings, such as jail or prison, hospitals, institutes of mental disease, nursing facilities, or long-term residential substance use disorder treatment, who were Homeless prior to admission to the institutional setting;
2. Transition-Age Youth experiencing homelessness or with significant barriers to housing stability, including, but not limited to, one or more evictions or episodes of homelessness, and a history of foster care or involvement with the juvenile justice system; and others as set forth below;
3. Persons, including Transition-Age Youth, who prior to entering into one of the facilities or types of institutional care listed herein had a history of being Homeless: a state hospital, hospital behavioral health unit, hospital emergency room, institute for mental disease, psychiatric health facility, mental health rehabilitation center, skilled nursing facility, developmental center, residential treatment program, residential care facility, community crisis center, board and care facility, prison, parole, jail or juvenile detention facility, or foster care.

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.

Besides our concerns regarding confrontations with individuals suffering from chronic or acute psychiatric issues while they are outside the confines of the facility and the supervision of the "staff", we are also concerned about incidents of public intoxication, public drug use, and discarded drug paraphernalia litter (needles/syringes) and increases in petty crimes in nearby neighborhoods.

Because of the aforementioned 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 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 concerned about the negative impacts this intensified use will have on the Salvador Creek ecosystem.

The neighborhoods that comprise the South East Vintage area do not have to suffer from the problems associated with persons who are chronically homeless. By warehousing these people at this location will negatively affect our quality of life.

**We believe that this location could be put to a better use such as homeless 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 in our area that currently do not exist.

Signature

[Signature]

Name: [SHARON TRUESTE]

Address: 3838 VILLA LANE

NATURAL, CA. 94558
August 8, 2019

Planning Commission
City of Napa
1600 First Street
Napa, CA 94559

Re: Heritage House-City Project File No. PL17-0114

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3. Persons, including Transition-Age Youth, who prior to entering into one of the facilities or types of institutional care listed herein had a history of being Homeless: a state hospital, hospital behavioral health unit, hospital emergency room, institute for mental disease, psychiatric health facility, mental health rehabilitation center, skilled nursing facility, developmental center, residential treatment program, residential care facility, community crisis center, board and care facility, prison, parole, jail or juvenile detention facility, or foster care.

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.

Besides our concerns regarding confrontations with individuals suffering from chronic or acute psychiatric issues while they are outside the confines of the facility and the supervision of the 'staff', we are also concerned about incidents of public intoxication, public drug use, and discarded drug paraphernalia litter (needles/syringes) and increases in petty crimes in nearby neighborhoods.

Because of the aforementioned 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.
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The neighborhoods that comprise the South East Vintage area do not have to suffer from the problems associated with persons who are chronically homeless. By warehousing these people at this location will negatively affect our quality of life.

**We believe that this location could be put to a better use such as homeless 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 in our area that currently do not exist.

Signature

David Gates

Name: David Gates
Address: 3838 Villa Ln, Napa, CA 94558
NAPA, CA 94559
1608 Trestle St
City of Napa
Planning Commission

NAPA, CA 94558
3838 Main Lane
David Gates
August 8, 2019
Planning Commission
City of Napa
1600 First Street
Napa, CA 94559

Re: Heritage House City Project File No. PCI-0114

Dear Members of the Planning Commission,

As a resident of the South East Vintage neighborhood, I STRONGLY OPPOSE the plans of the Napa County Board of Supervisors, Napa City Council and the Gasser Foundation’s plans to convert the abandoned Sunrise Assisted Living facility at the end of Valle Verde to become a residence for persons at high-risk of long-term or intermittent homelessness as defined by the No Place Like Home Program. The basis for my opposition is that if approved, this project is inconsistent with current "uses" and would negative impact the quality of life for those who live and/or work in the area.

As you know this facility is intended to provide a permanent housing solution for adults or older adults with a "Serious Mental Disorder" or "Seriously Emotionally Disturbed Children or Adolescents" who meet one or more of the criteria below.

1. Persons exiting institutionalized settings, such as jail or prison, hospitals, institutions of mental disease, nursing facilities, or long-term residential substance use disorder treatment, who were Homeless prior to admission to the institutional setting.
2. Transition-Age Youth experiencing homelessness or with significant barriers to housing stability, including, but not limited to, one or more evictions or episodes of homelessness, and a history of foster care or involvement with the juvenile justice system, and others as set forth below.
3. Persons, including Transition-Age Youth, who prior to entering into one of the facilities or types of institutional care listed herein had a history of being Homeless: a state hospital, hospital behavioral health unit, hospital emergency room, institute for mental disease, psychiatric health facility, mental health rehabilitation center, skilled nursing facility, developmental center, residential treatment program, residential care facility, community crisis center, board and care facility, prison, parole, jail or juvenile detention facility, or foster care.

While supportive services such as mental health care, crisis counseling, individual and/or group therapy are 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 OCCUPANCY BE CONDITIONED ON A RESIDENT’S SOBRIETY.

Besides our concerns regarding confrontations with individuals suffering from chronic or acute psychiatric issues while they are outside the confines of the facility and the supervision of the ‘staff’, we are also concerned about incidents of public intoxication, public drug use, discarded drug paraphernalia litter (needles/syringes), increases in petty crimes in nearby neighborhoods and the presence of registered sex offenders.

Because of the aforementioned 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 residents in the "Heritage House" 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 or may be registered sex offenders. We are also concerned about the negative impact this intensified use will have on the Salvador Creek ecosystem.

The neighborhoods that comprise the South East Vintage area do not currently suffer from the problems associated with persons who are chronically homeless. By warehousing these people at this location it will negatively affect our quality of life.

We believe that this location could be put to a better use such as supportive housing for homeless 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.

Signature

Vicky Hambrick

Name: Vicky & Mel Hambrick
Address: 3455 Shelter Creek, Napa, CA 94558

We are joint owners of this property with our daughter, who lives in the condo.
Jill Techele
955 School St
Napa CA 94559

Dear Jill,

I am a homeowner in the South East Vintage Neighborhood which is located in North Napa and comprised of single-family homes, apartments, schools, senior housing, numerous medical offices and a shopping center. Residents enjoy numerous pedestrian paths and open spaces for walking dogs and for children to play. Students walk to and from school throughout the neighborhood. Local children play baseball at Garfield Park, and soon the park will be expanded with a nature and fitness trail, community garden, and playground so more families can enjoy the outdoors. As a neighborhood, we take pleasure in promoting goodwill and neighborliness through social activities.

I was shocked to learn about a proposed housing project in our neighborhood, the Heritage House, which is intended to provide housing for adults and transition-age youth with serious mental illness including violence, psychosis, mental disease, long-term substance abuse disorder, and persons exiting institutionalized settings such as jail, prison, or hospitals requiring psychiatric care, and the chronically homeless. Our neighborhood is not the place for these high-risk people!

The safety of our neighborhood remains our highest priority, but also litter, public intoxication, public drug use, excrement and public urination/defecation, crime, homeless encampments, and insane people wandering our streets. It is especially troubling to know that Heritage House residents will have no restrictions, no supervision off premises, they will not be required to participate in mental health, substance abuse or vocational counseling, they cannot be evicted because of drug or alcohol use, there is no time limit on how long they can reside at the facility, and sex offenders who are homeless can be housed at the facility.

We have a passion for where we live! We cherish and protect our neighborhood, we promote responsible development and sustainability, we advance educational opportunities, we help those less fortunate, and work to improve all facets of the quality of life in our neighborhood. The Heritage House is in direct conflict with our community goals. Please consider more appropriate uses for the Heritage House project such as affordable housing for young adults transitioning from foster care, affordable housing for homeless families, and affordable housing for seniors.

Thank you for your consideration,

Colleen Topper
Homeowner
My name is Brett Halloran and I am a homeowner here in Napa.

I live at 987 Serendipity Way. My home is directly behind the Heritage House building. My property line goes to the middle of the Salvador Creek.

I have 3 concerns regarding this property.

1. The area is currently very dark at night. The wildlife for the entire length of the creek is dark at night. I am very concerned about light pollution and the impact on my privacy and home. If the project is approved I would ask that the Planning Commision require that low intensity lighting be required (or motion detector lighting) so that there is no change to the ambient lighting at night.

2. I am very concerned that there is significant erosion of the riverbank on the Heritage House side of the creek. The Planning Commission required my property to be a significant distance from the creek and the riverbank to be at a low angle, to preserve the creek. I ask that the commission take similar steps in this case.

The City mandated efforts and sacrifices I made on my property to protect the creek will be negated if nothing is done on the other side of the creek.

The water erosion has already destroyed several trees. The root system of several large trees is exposed now, the last step before the trees collapse into the water. This is visible in the pictures below.

3. Finally, I am concerned about the safety of pedestrians and vehicles that will be in the area near the fence that borders the creek. There is a major risk of injury to those near the fence. As you can see in the attached picture, there has been so much erosion to the dirt that the current fence is COLLAPSING into the water. This is a major risk to children and intoxicated adults (the project is seeking out people with substance abuse issues and sobriety is explicitly not required).
Also please see the limited space the fire department had during a visit last year. The weight of a vehicle may be unsafe with the soil erosion right there.

Finally- please take a look at this last picture, which shows just how active the creek is in the rain. This is the reason there is so much erosion on one side. My side of the creek is not eroding because of the steps we took.
I respectfully request that the area on the Heritage House side of the creek be required to have a gradual incline, low lighting, and a new fence that will not fall into the water.

**Not taking these actions creates significant liability for future accidents which will undoubtedly occur.**

Thank you,

Brett Halloran
Erin,

We would like to express our opposition to the Gasser Foundation's plans for the old Sunrise Assisted Living facility in regards to their plans to avail themselves to the funds of the No Place Like Home Program (NPLH). Specifically, we're concerned about the effect that housing 33 chronically homeless individuals with identified emotional and mental issues will have on our quiet neighborhood.

Although the Gasser Foundation has tried to reassure us that they will pre-screen applicants and will endeavor to control any unsavory behavior by them, there is no way their actions off the property can be monitored. That is my chief worry. I do not want my wife, myself or my grandchildren to have unwanted confrontations with people with known sociological issues while we are trying to enjoy the area behind our house and along the trail and sidewalks.

In addition, we do not believe this project meets the requirements set out by the program for proximity to shopping, recreation, support care or transportation. The program requires that shopping be within 1/2 mile but the nearest grocery stores (Knob Hill and Lucky) are each 6/10 of a mile away. This may not sound like much further but it becomes an issue when one is pushing a grocery cart in the rain or on a very hot day - each way. The nearest bus stop is also beyond the limit required with the NPLH program guidelines and, apparently, a request for a variance has been made. Further, there are no recreation facilities nearby for either the residents of the Heritage Building nor for any of the current neighbors with the exception of the residents of the Shelter Creek Condominiums. The only recreation area for the tenants of the Heritage Building will be the interior courtyard which is too small to allow all the tenants to utilize it in a group function. The onsite support care proposed by the Gasser Foundation will only be available during normal working hours leaving the potentially unstable tenants free to roam the neighborhood during the rest of the day and night.

Further, the creek bank of Salvador Creek behind the building is unstable and has been collapsing into the creek bed for several years due to significant erosion following heavy rains. The creek bank is already beyond vertical undercutting the western side behind the building. Salvador Creek has been identified as supporting endangered species of fish life and a collapse of the creek bank would lead to a significant impact on the quality of the creek. The project envisions removing the deck of old bridge across the creek but that will most likely lead to a collapse of the concrete wall on the eastern anchorage of the bridge. It also appears that the only thing supporting the severely eroded bridge piers is also the bridge deck so a complete removal of the bridge will be necessary which will impact the water during removal and redirect the flow of the creek waters with possible unintended consequences during heavy rains.

There is much need for low income housing in Napa and we feel that the use of the Heritage Building as housing for low income people would be a better use of the property for the tenants and the neighborhood.

Please advise the Planning Commission members of our concerns.

Thank you,
Hello Ms Morris,

Can you please share this with all members of the Planning Commission for tomorrow night's meeting?

Dear Planning Commission Members,

I'm writing to beg you to please consider revising the scope of the Gasser Foundation's project at the site of the old Sunrise Building on Valley Verde Drive. I'm terrified that your decisions to support a part of this project will put my daughter in danger. Our neighborhood is densely populated with families with young children just like my daughter. I've attached her picture, please look at it. This is the face of a little girl that you are potentially putting at risk by supporting this project. This is the face that might be on the national news along side your own name and face if she's hurt someday as a result of your decision.

I am not opposed to the affordable housing portion of this project. I'm very much opposed to the No Place Like Home portion of the project that would make available half (33) of the single occupancy units to "chronically homeless adults with serious mental disorders." I'm terrified of the No Place Like Home legislation that has a program description that includes:

- Adults with serious mental illness, or children with severe emotional disorders
- Persons who require or at risk of requiring intervention because of a mental disorder with symptoms of psychosis, suicidality or violence.
- Persons exiting institutionalized settings, such as jail or prison, hospitals, institutes of mental disease” and were “homeless prior to admission to the institutional setting”.
- Sponsors shall accept tenants regardless of sobriety, participation in services or treatment, history of incarceration
- Tenants shall not be required to maintain sobriety, be tested for substances, or participate in services of treatment.

A densely populated area with young families is not a safe place for this aspect of the project. Please protect the Napa residents that you serve from potential harm. Please protect our children.

Thank you,

Justin Carr
3544 Shelter Creek Drive
Napa, CA 94558
Ms. Morris,

Please see the below email that I sent to the City Council members earlier today regarding the proposed Gasser Foundation Sunrise Building Project on Valle Verde.

Please share the below email with the Planning Commission members so that they can also be made aware of the very real concerns of the neighbors whose lives will be completely disrupted by this proposed use of the property.

Thank you,
Katie Carr
3544 Shelter Creek Drive
Napa, CA 94558

-------- Forwarded message --------
From: Katie Carr <kcarr167@gmail.com>
Date: Wed, Aug 14, 2019 at 8:24 AM
Subject: Gasser - Valle Verde - Sunrise Building Project
To: <mluros@cityofnapa.org>, <lalessio@cityofnapa.org>, <dgentry@cityofnapa.org>, <ssedgley@cityofnapa.org>, <jtechel@cityofnapa.org>
Cc: William McGuire <wingmate@sbcglobal.net>, Justin Carr <jcarr4@gmail.com>

Dear Council Members,

I am begging you to please reconsider the scope of the proposed redevelopment plan for the old Sunrise Building on Valle Verde. The full scope of the proposed plan has a substantial risk of destroying a community and neighborhood that is home to a great deal of families, many with very young children, and hard working community members that are the foundation of our wonderful town and valley.

I want to make it clear that I do not oppose the affordable housing portion of this project. We need more affordable housing in this community and this is a wonderful neighborhood for more families and hard working community members to be able to call home. The walking paths, green spaces, and abundance of families here is the ideal environment for those looking for a community to raise their children in a neighborhood where they can still ride their bikes outside and where neighbors wave to, and watch out for, each other. I am also not opposed to opening the remaining 33 single occupancy units to homeless families, seniors, and/or young adults transitioning out of foster care, provided adequate and effective services can be provided to truly help those populations as they deserve.

I am very opposed to the No Place Like Home (NPLH) portion of the project and specifically that the program will bring into this community persons with severe mental illness, emotional distress, mental disorders with symptoms of
psychosis, suicidality, and violence, chronically homeless, sex offenders, and those with alcohol and drug addiction problems so severe that they are no longer able to function in society without supportive housing. In addition, those living there under this program do not have any requirements of sobriety, participation in services or treatments, or time limits for how long they can stay in the housing. A person cannot be evicted due to their drug and alcohol use and there is no effective plan to protect the residents and families who already call this area home. This is not a population that should be intentionally placed into a vibrant community centered around families.

As someone who routinely walks the neighborhood with my daughter, this proposed project will strip away all sense of safety and deny me, and my family and neighbors, one of the best aspects of our community. If you visit this neighborhood at almost any time of day, you will see neighbors out walking their dogs, pushing their strollers, and letting their children ride their bikes along the trails. There are frequently children outside playing with balls, chasing each other in games of tag, and generally spending time outside as they should be doing. However, if this population is allowed to be placed in the middle of our neighborhood, it will no longer be a safe place for children to play outside or residents to freely walk the paths and utilize the greenspaces.

If this population is allowed to move into the neighborhood, the risk of potential, unintended, confrontations with unstable or drug fueled persons increases exponentially. And I do not want to raise my family in a neighborhood where I have to fear for my and my neighbors' safety, worry if I hear footsteps behind me, and am forced to take my daughter to other areas of Napa to play because it is no longer safe for her to play in her own neighborhood.

Furthermore, decisions that are so critical to the safety of a family oriented community should not be made based solely on where the funding comes from. It is unconscionable that a local foundation, that is highly regarded in Napa Valley, would risk destroying a vibrant and safe neighborhood in Napa in order to secure funding for their project. And there has to be another option.

Again, I beg you to please protect the communities that you serve and do not allow the No Place Like Home project to go forward. Please protect our Napa families, children, and hardworking residents. Please protect the beautiful and safe community that we all know and love.

Thank you,
Katie Carr
3544 Shelter Creek Drive
Napa, CA 94558
August 15, 2019
Napa Planning Commission

Dear Planning Commission Members:

As a nearby resident of the Heritage House project on Valle Verde Drive that has been repositioned to qualify for funding under the new State “No Place Like Home” program, I am very concerned that the City of Napa will travel down the same dead-end road that San Francisco and many other cities have mistakenly traveled. San Francisco and their associated non-profits spend well over $500 million every year on the homeless and they now admit their program is a failure as far as getting people off the street. So they throw more money at the problem, but the solution lies elsewhere. Please visit the link below to read about the San Diego program that is 93% effective!


The following sections of the State program (that the City Council approved earlier this year) will create the same immoral and ineffective conditions here in Napa. It is exactly the wrong approach. It’s unbelievable that our elected officials have such little understanding of such a serious problem. The State program targets seriously mentally ill and chronic drug users and states:

Section 211. Tenant Selection:
“Sponsors shall accept tenants regardless of sobriety, participation in services or treatment, history of incarceration, credit, or history of Eviction”.

Section 212. Rental Agreements and Grievance Procedures:
“Tenants shall not be required to maintain sobriety, be tested for substances, or participate in services or treatment.”

Unfortunately, our Sacramento representatives jumped without understanding the real problems with chronic homelessness. As this link points out, this State funding program will only make things worse, generating many ineffective shelters that “churn” homeless addicts for the benefit of the “Homeless industry.” Is this what you want for Napa? This is just the wrong kind of program that will breed homeless encampments in the area around the Gasser proposed project on Valle Verde. There is a park and stream bank close by which will make a perfect encampment area that will be dangerous for residents and walkers who live nearby and use that park area.

Please don’t just rubber stamp this project. To do so would be grossly negligent of your duty to our city. The Napa City council can correct their mistake and you can help them by calling for a better analysis of the project and reviewing what other experts have to say about homelessness.

1. The former proposed use of the Sunrise Assisted Living Facility as 33 affordable housing units on this site should be pursued. It could be supported by the neighborhood, if properly designed.
2. Require the seriously mentally ill to be treated at proper state facilities.

Sincerely,

Geoff Wood
121 Griffen Lane, Napa
To City Council Members:

I am a 9-year resident of the South East Vintage neighborhood and STRONGLY OPPOSE the plans to convert the abandoned Sunrise Assisted Living facility to Heritage House and Valle Verde Housing as it is defined today under the No Place Like Home Program.

I believe as a community we should continue to build a better Napa, which means addressing what’s affecting our quality of life and looking for solutions. This latest proposal for the renovation of the Sunrise facility is an assault on the quality of our neighborhood as we know it and not a resolution. As a city, we need to solve the problem instead of simply moving it around!

On August 13, 2019, ABC 7 News reported statistics of their research on homeless people in each of the 9 bay area counties going back to 2007. It was no surprise to see San Francisco and Alameda counties rank one and two, respectively, for homeless people given their population. Napa county is the Bay areas smallest county by population and has the smallest homeless population. In 2007, the Napa county homeless census showed 365 homeless, dropped to 230 in 2011, and has steadily risen to 323 today. I mention these statistics because from the surface it would appear the funding of $7,921, 804 Napa received would be better served in a county with a more serious issue of homelessness. For example, Alameda county received approximately $42.8 million in funding for a homeless population of +8000. An average of $5350/per person. Napa counties funding award of $7.9 mil for +300 homeless equates to approximately $24,500/per person. I applaud who ever sold this bill of goods for Napa county but are we wasting taxpayer money??

Under Governor Brown’s landmark legislation, No Place Like Home is designed to serve adults with serious mental illness, or children with severe emotional disorders and their families, and chronically homeless. Most homeless people with serious mental illnesses are NOT receiving treatment – many don’t even know they are ill. Mental illness is a disease of the brain and affects an individual’s decision-making capacity. How can you place such a facility near the Silverado Creek Apartments, medical offices, families with young and teenage children and senior assisted living neighborhood? This is wrong on so many levels.

There are so many other alternatives that would enhance quality of life in our community. How about supporting our farmworkers? There are 5,000+ farmworkers who labor in our vineyards in Napa alone. There are three publicly owned housing centers for the farmworkers - none of which are in Napa. What about affordable housing for our seniors? Or helping young adults’ transition from foster care to their own place?

In closing, I sincerely hope you reconsider the Heritage House project to a more viable, mutually agreed upon housing development.

Regards,

Ms. C. Bukala
Napa, Ca 94558
I'm writing to voice my opposition to the proposed Heritage House project. I'm a retired teacher and a grandmother and I'm speaking on behalf of the children who live or play near the Heritage House project.

According to the state website, the population to be served in the No Place Like Home housing units are:

"Adults with serious mental illness....and persons who require or are at risk of requiring acute psychiatric inpatient care, residential treatment, or outpatient crisis intervention because of a mental disorder with symptoms of psychosis...or violence." This includes "persons with mental illness exiting institutionalized settings with a history of homelessness prior to institutionalization..."

The No Place Like Home program requires that sponsors shall accept tenants "regardless of sobriety, participation in services or treatment [or] history of incarceration" and that "tenants shall not be required to maintain sobriety, be tested for substances, or participate in services or treatment."

The proposal would have 38 of the 66 units designated for adults meeting this criteria.

As for nearby children, the proposed project would also include a new three-story multi-family apartment building comprising 24-units for extra low-income family housing. If only two children reside in each unit there could be nearly 50 children living right next door to the residents of Heritage House.

Immediately adjacent to and across the street from Heritage House are the Shelter Creek condominiums, currently home to 40-50 children according to the condo president.

Across the street from Heritage House are the Silverado Creek apartments. Management there estimates 125 children live in their complex.

Three blocks away is Garfield Park, home to Napa Little League. Most children arrive with their parents but players in the 10-12 year old age group often ride their bikes to games and practices, and most parents, based on my observations at ball games, appear comfortable with their children out of their sight on the nearby playground or down by the creek.

Add to this the fact that the Heritage House project is at the end of a dead-end road and adjacent to a wilderness area and walking path which borders the creek. With dense shrubbery and a creekside that's hidden from view, Heritage House residents would be just feet away from a topography that prevents monitoring or observation once they are off-site.
I urge you to reconsider placing adults who meet the previously described criteria in such close proximity to all of these children. The safety and welfare of the children should be your #1 priority and housing for this at-risk population of acutely challenged adults should be found elsewhere.

Sincerely,

Nancy Henry
91 Summerbrooke Circle
Napa, CA 94558
-----Original Message-----
From: Tracy Peller <tracypeller@sbcglobal.net>
Sent: Wednesday, August 14, 2019 6:53 PM
To: Morris, Erin <emorris@cityofnapa.org>
Subject: Heritage House City Project File No. PL17-0114 ________________________________

[EXTERNAL]

As a resident of the South East Vintage Neighborhood, I strongly oppose the plan to convert the old Sunrise Assisted living to facility to a NPLH. Knowing many of the elderly at the retirement home The Springs, located just around the corner from this building, they walk, with their walkers daily on Valle Verde as they feel safe in that area, on that street. These are very vulnerable seniors! If anything should happen like we all just witnessed on the news in San Francisco, where a young women was attacked by a homeless man in front of her apartment complex, next to the site of a proposed Navigation complex, she thank God was able to fight him off and get to safety. Do you think our elderly could do that, NO, one fall and their life most likely would be over. The children who live and play in that area, do you think they can protect themselves, NO, just as vulnerable. This building could serve many other needs than this. Many seniors are in need of lower income living why don't you consider quality of life for them as well?
I certainly want the people you are attempting to provide a facility to to have such a facility to meet their many needs, and my heart goes out to them, however this is not the appropriate location, this location is a recipe for disaster. My question to you, would you want your elderly loved ones, or your children, nestled in the middle of a project such as this? I think not. Please choose another safe project to go into the Sunrise Assisted Living Facility. There are so many other needs.
Thank you, Tracy Peller

Sent from my iPhone
Dear Ms. Morris,

Please allow me to take a short amount of your time regarding the Gasser project/Heritage House. At the outset, I would like to say that as an attorney my practice was to aid those who needed help, whether it be from a major injury, or simply because some business was trying to take advantage of them.

But some things are not right on their face, regardless of all the legal arguments that can be made.

I have a home at 2115 Ranch Ct., the nearest property to the proposed units for the mentally unstable and low income individuals. I spent $1,000,000 for the home about 13 years ago, and many of my neighbors may have paid more. The neighborhood is lovely and within a square mile are lots of children, and many people (including women alone) who walk and jog.

There is a creek behind my house and near the proposed units that is a perfect place for criminal and anti-social activity. Dark and secluded. I am not an elitist, but I did not spend the money I spent on this house to be faced next door with a proven dangerous element of society. Further, the planning commission should be concerned about others who wish to spend money for high value homes in the future and will not because at any time the City might put undesirables next door. It's not only dangerous, but will devalue the property values and lead to lower taxes.

There are many other places to go. The people that will be housed clearly need help in this regard, but it should not infringe on the rights and safety of hundreds of others who have spent more than a decade in a place they have kept to the highest standards.

I urge you not to allow this project to go through for these reasons and many more that others will present.

Thank you for your time.

Monty Preiser (561-212-9723)
Publisher, Preiser Key to Napa
Vintner, Shadowbox Cellars of Napa
Wine and Food Journalist
Co-Founder, American Fine Wine Invitational
Wine Judge
Attorney (Former President WV and Southern Trial Lawyers)
August 8, 2019

Planning Commission
City of Napa
1600 First Street
Napa, CA 94559

Re: Heritage House-City Project File No. PL17-0114

Dear Members of the Planning Commission

As a resident of the South East Vintage neighborhood, I STRONGLY OPPOSE the plans of the Napa County Board of Supervisors, Napa City Council and the Gasser Foundation’s plans to convert the abandoned Sunrise Assisted Living facility at the end of Valle Verde to become a residence for persons at high-risk of long term or intermittent homelessness as defined by the No Place Like Home Program. The basis for my opposition is that if approved, this project is inconsistent with current "uses" and would negative impact the quality of life for those who live and/or work in the area.

As you know this facility is intended to provide a permanent housing solution for adults or older adults with a "Serious Mental Disorder "or "Seriously Emotionally Disturbed Children or Adolescents" who meet one or more of the criteria below.

1. Persons exiting institutionalized settings, such as jail or prison, hospitals, institutes of mental disease, nursing facilities, or long-term residential substance use disorder treatment, who were Homeless prior to admission to the institutional setting;
2. Transition-Age Youth experiencing homelessness or with significant barriers to housing stability, including, but not limited to, one or more evictions or episodes of homelessness, and a history of foster care or involvement with the juvenile justice system; and others as set forth below.
3. Persons, including Transition-Age Youth, who prior to entering into one of the facilities or types of institutional care listed herein had a history of being Homeless: a state hospital, hospital behavioral health unit, hospital emergency room, institute for mental disease, psychiatric health facility, mental health rehabilitation center, skilled nursing facility, developmental center, residential treatment program, residential care facility, community crisis center, board and care facility, prison, parole, jail or juvenile detention facility, or foster care.

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 ON SITE OR FOR RESIDENTS TO PARTICIPATE. NOR CAN ACCESS TO OR CONTINUED OCCUPANCY BE CONDITIONED ON A RESIDENT'S SOBRIETY.

Besides our concerns regarding confrontations with individuals suffering from chronic or acute psychiatric issues while they are outside the confines of the facility and the supervision of the 'staff', we are also concerned about incidents of public intoxication, public drug use, discarded drug paraphernalia litter (needles/syringes), increases in petty crimes in nearby neighborhoods and the presence of registered sex offenders.

Because of the aforementioned 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 the “Heritage House” 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 or may be registered sex offenders. We are also concerned about the negative impacts this intensified use will have on the Salvador Creek ecosystem.

The neighborhoods that comprise the South East Vintage area do no currently suffer from the problems associated with persons who are chronically homeless. By warehousing these people at this location it will negatively affect our quality of life.

We believe that this location could be put to a better use such as supportive housing for homeless 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.

Signature

Name: E.A. McCUSKIN
Address: 710 TRANQUIL ST
          NADA 94538
Subject: FW: The Gasser Foundation - No Place Like Home

-----Original Message-----
From: Marjorie Brewster <perotti51@msn.com>
Sent: Thursday, August 15, 2019 2:20 PM
To: Morris, Erin <emorris@cityofnapa.org>; Techel, Jill <jtechel@cityofnapa.org>; Sedgley, Scott <SSedgley@cityofnapa.org>; Luros, Mary <mluros@cityofnapa.org>; Gentry, Doris <dgentry@cityofnapa.org>; Alessio, Liz <lalessio@cityofnapa.org>
Subject: The Gasser Foundation - No Place Like Home

[EXTERNAL]

The NIDA, (The National Institute on Drug Abuse), has issued a list of Rules and Regulations for Residential Treatment Programs for those addicted to drugs and alcohol. These rules include, but are not limited to:

1. Mandatory attendance to all therapy, work study, and group programs. These programs are to be conducted in-house by appropriate professionals.
2. Complete abstinence from all drug and alcohol use.
3. 24/7 Professional in-house staff, with the exception of a full-time medical professional.
4. Residents must have permission to leave the premises, give their destination and return at the specified time.
5. A full time designated person to administer drugs as needed.

No Place Like Home does not meet these, and several more basic standards for housing persons of risk, those addicted to alcohol and drugs, or the mentally unstable. This does not only pose a threat to the surrounding neighborhood, but does not meet the treatment standards for their residents.

We of the Southeast Neighborhood Association, strongly oppose this facility.

Marjorie Perotti-Brewster
24 Blackberry Dr.
Napa, 94558
707.815.8848
Dear Planning Commissioners,

I am writing to you regarding the Heritage House hearing before you today. This project has come to my attention from neighbors who walk their dogs along the trail every day. I have met with Cass Walker, visited the site and reviewed the documents related to this application. I am writing to you regarding a few concerns and suggestions.

1. Is this the appropriate site for this development? Due its remote and family oriented residential location will this create significant safety issues. Will this site away from public transportation and services be a problem for the proposed residents.

Due to the requirement with “No Place Like Home” funding that residents need not be in treatment, need not be sober, and need not be off drugs, will this create a safety issue for the existing residents, Trail users, nearby Vintage High students and the proposed additional residents. What does the “supportive housing” do to alleviate this possibility. What are the crime statistics regarding present housing of this type? How does this proposed application address the significant issues that “Old Town” residents have experienced with challenged people? Where and what will these “supportive housing” residents do each day? Will residents with past violent activities be allowed to reside at this development?

Its remote location and lack of public transportation to work, stores, medical care, etc. for this development is also a serious problem. The report states that it is 300+ feet farther than is allowed and that the applicant is asking for a waiver- about a 6-minute walk for an able-bodied adult to a bus stop. If this development is approved, I think it should include a requirement that Vine create a closer bus stop or the applicant
set up a shuttle service. Having a bus stop with frequent stops would be optimal considering the needs of these residents and the surrounding existing residents. This would help but doesn’t address all the issues of this remote location.

2. Will the residents of this application be “Napans” or transplants? Due to its great weather and all its amenities Napa is a magnet for people of all circumstances. We as a community should strive to help those in our community who are challenged. Homelessness and lack of affordable housing is a critical problem throughout the bay area, the state, the country, and the world. If this application is approved, it should include a requirement that the Applicants require residents to have a significant history in our county—such as a ten year live and/or work history in Napa County.

3. As we all know, providing affordable housing and supportive housing for Napa’s challenged is extremely important. I applaud as always, the Gasser Foundation for working hard towards this goal. The question always is where? We should consider this application as if it were next door to us. I can think of a few sites in Napa which I think would be better than this location, but you have this application before you.

If the Planning Commission and the City Council approves this application the biggest challenge will be the impacts of having a large housing development in a remote residential area that houses a significant number of people who have mental, emotional, and functional challenges who will need supervision, support and care in order to not be a detriment to others. How can you ensure the well being and safety of the existing residents and proposed residents? What should the applicant be required to do to ensure that this will be successful for the present and future?

Sincerely,
Francie Winnen