Community Meeting

Valle Verde and Heritage House Continuum of Housing Project

PL17-0114

October 21, 2019
Meeting Overview

• Introductions
• Development Review Process
• Project Overview
• Housing Operations, Management Plan, and Services
• Tentative Schedule
• Questions
Development Review Process

• New developments required to undergo planning permit process and environmental review (CEQA)

• Planning permit process involves public notification and input
  – Also detailed technical review by City departments and outside agencies

• Decisions made following public hearings

• Council ultimate decision maker
Project Background

- July 25, 2017 – Project applications filed
- May 10, 2018 – Notice of Application
- August 20, 2018 – EIR Scoping Meeting
- August 15, 2019 – Planning Commission EIR Comment Hearing
Proposed Project

• Valle Verde Apartments
  – New three story apartment building
  – 24 units (12 one bedroom, 6 two-bedroom and 6-three bedroom apartments)

• Heritage House
  – Remodel Sunrise Assisted Living from 74 bedrooms to 66 apartments
    58 Single Room Occupancy (SROs)
    8 one bedroom accessible apartments

33 of the Heritage House apartments proposed as supportive housing
Proposed Site Plan
Conceptual View

Valle Verde

Heritage House
Development Concessions

- Increase in SRO maximum size
  - In order to meet ADA requirements 8 units would be 600 sq ft instead of 450 sq ft

- Distance from Public Transit
  - Increase in distance from SROs to transit by 360 feet

- Exemption from Covered Parking
  - Due to underground utility easements no covered parking is proposed
Operations

- Community rules, leases, screening, on-site staff, maintenance, community spaces, secure design features

- Heritage House Management Plan:
  - Full-time onsite manager and other personnel
  - Additional staffing to assist residents
  - Supportive services for residents
Supportive Services

• Case management to support residents’ well-being
• Vocational and employment assistance
• Health and dental services
  – Mental health, substance abuse recovery, counseling
• Transportation
• Community Activities
City’s Role

• Facilitate public review process for housing projects and EIR

• Technical review

• Funding including possible housing vouchers
Housing Type

• 90 multifamily apartments
  – Deed restricted for affordability to very low to low income households
  – Includes range of housing unit types including one to three bedroom units, SROs (i.e. studio units with kitchens) and supportive housing services
Tentative Schedule

• Final EIR will be prepared including Response to Comments
  – Circulates 10-days prior to PC (~November 21, 2019)
• Planning Commission Review of Project
  – December 5, 2019
• City Council
  – January 21, 2020
Additional Information

Project Information and EIR available for viewing at the Planning Division, 1600 First Street, and online:

http://www.cityofnapa.org/716/Projects

For additional information regarding the Project:

Erin Morris, Planning Manager
Emorris@cityofnapa.org

Or

Kathy Pease, Contract Planner
kpease@cityofnapa.org

**Tour of supportive housing is available**
Questions
Affordable Housing

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Project Components

- Right-of-way Abandonment
- Lot Merger
  - 3 parcels into 2 parcels
- Use Permit for Heritage House
- Design Review
- Development Concessions