



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



Project Location



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



Figure 2

Conceptual View



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



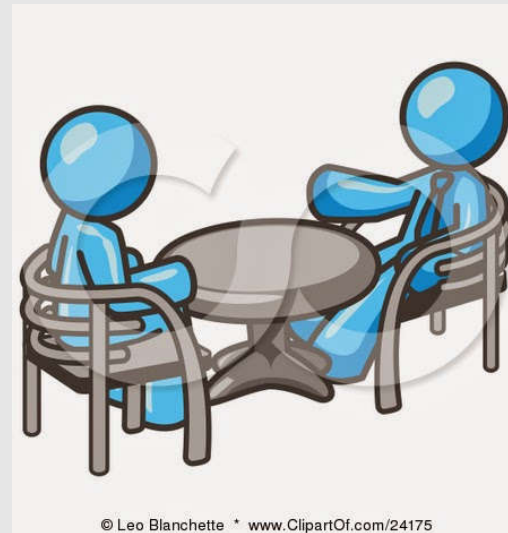
Operations

- 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



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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

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Or

Kathy Pease, Contract Planner

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****Tour of supportive housing is available****



Questions



Affordable Housing

Persons per Household	50% Median Income	80% Median Income
1	35,150	55,650
2	40,200	63,600
3	45,200	71,550
4	50,200	79,500
5	54,250	85,900
6	58,250	92,250
7	62,250	98,600
8	63,300	104,950



Project Components

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

