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RECEIVED

AUG 15 2019

**COMMUNITY DEVELOPMENT
DEPARTMENT**

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 "Napers" 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