

From: [Pease, Kathy](#)
To: [Natalie Noyes](#); [Ferrell, Lark](#)
Subject: Fwd: Heritage House Project
Date: Thursday, September 05, 2019 9:45:41 AM

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From: David Henry <dhenry91@comcast.net>
Sent: Thursday, September 5, 2019 9:42:40 AM
To: Pease, Kathy <kpease@cityofnapa.org>; Morris, Erin <emorris@cityofnapa.org>
Subject: Heritage House Project

[EXTERNAL]

Dear Erin and Kathy

I am writing in opposition to the Heritage House project proposed on Valle Verde Drive. When this was first proposed in 2018 I was fully in support of it as the need for affordable housing is severe. However, following that announcement, the Gasser Foundation has received over \$7,000,000 in funding from the California Department of Housing and Community Development to be used in the development of the Heritage House Apartments under the No Place Like Home Program ("NPLH"). Stipulated in the award, Burbank Housing Development is committed to reserving 32 of the 66 Heritage House units as "NPLH Units" and must therefore abide by the program requirements for who is to live in those units and what sort of limitations and/or restrictions can be placed on tenancy of those units.

In reading the current NPLH guidelines (<http://www.hcd.ca.gov/grants-funding/active-funding/docs/NPLHGuidelines082519-v1.pdf>) stipulating the requirements of receipt of funding, the program requires the following:

- Section 101(f) states that all persons qualifying as "At-Risk of Chronic Homelessness" must be prioritized for the NPLH Units and those with the most barriers to housing retention are to be prioritized out of that group of qualifying individuals. "At-Risk of Chronic Homelessness" is defined as "an adult or older adult with a Serious Mental Disorder or Seriously Emotionally Disturbed Children or Adolescents who meet one or more of the criteria below." The criteria are that they are "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" and/or "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."

- The definitions of adults with a Serious Mental Disorder or Seriously Emotionally Disturbed Children are as follows:
 - Welfare and Institutions Code Section 5600.3 "Serious Mental Disorder" - " a mental disorder that is severe in degree and persistent in duration, which may cause behavioral functioning which interferes substantially with the primary activities of daily living, and which may result in an inability to maintain stable adjustment and independent functioning without treatment, support, and rehabilitation for a long or indefinite period of time. Serious mental disorders include, but are not limited to, schizophrenia, bipolar disorder, post-traumatic stress disorder, as well as major affective disorders or other severely disabling mental disorders."
 - Welfare and Institutions Code Section 5600.3(a)(1) " Seriously Emotionally Disturbed Children " - defined as "substantial impairment in at least two of the following areas: self-care, school functioning, family relationships, or ability to function in the community" and/or "displays one of the following: psychotic features, risk of suicide or risk of violence due to a mental disorder."
- Section 101(qq) also states that the "Target Population" "includes persons with co-occurring mental and physical disabilities or co-occurring mental and substance use disorder."
- Section 203(b) states "The property management staff and service providers must make participation in supportive services by NPLH tenants voluntary. Access to or continued occupancy in housing cannot be conditioned on participation in services or on sobriety."
- Section 206(b)(3) states that "In no event shall a person be required to be a client of the County behavioral health department or a recipient of mental health or other services in order to qualify for or remain in an Assisted Unit."
- Section 211(c) states "Sponsors shall accept tenants regardless of sobriety, participation in services or treatment, history of incarceration, credit, or history of eviction."
- Section 212: "Tenants shall not be required to maintain sobriety, be tested for substances, or participate in services or treatment."
- 25 CCR § 8307 requires that tenants receive at least once prior written notice

that a behavior is grounds for eviction before an eviction can occur.
Therefore, a tenant cannot be evicted for their first disruptive or violent act,
but must commit **at least two** acts that are grounds for eviction prior to
actually being eligible for eviction.

The families that surround this project are deeply concerned about the risks that the NPLH residents pose to their residents and children. I ask you to deny approval for this project.

Thank you

David Henry

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