

# Heritage House Apartments



The Gasser Foundation, Burbank Housing, and Abode Services are partnering to develop Heritage House Apartments, which provides much needed supportive housing for individuals in the City of Napa. Thirty-three of the homes will be supportive housing for people who previously experienced homelessness and are most vulnerable; the remaining 33 homes will be affordable to people with very low incomes.

To best support our residents, services will be well integrated into the fabric of the community at Heritage House. Supportive services staff from Abode Services will be on site to help all residents access a wide range of programs, including case management, life skills training, job counseling and placement, mental health services, and substance abuse recovery. These services promote self-sufficiency and assist residents in overcoming barriers that may interfere with their ability to maintain housing.

Napa County's Coordinated Entry System will refer people to Heritage House. Each potential resident will be screened based on criminal background, credit and eviction history, and income verification. Only residents who have been identified through the county's screening process to be capable of living independently will be offered residency.

We anticipate receiving federal funding for this project. Federal law prohibits sex offenders, people who have committed violent crimes, and people who engage in illegal drug activity from living in federally-funded housing.

Heritage House Apartments will have staff available 24/7 on-site to assist with resident needs. Residents sign leases and are required to follow community rules including standards for safe, acceptable conduct, or risk losing their much-needed homes. Residents live in their homes full-time, and come and go to work, similar to any other rental community.

Since many of the residents at Heritage House Apartments will not have cars, they are more likely to use other forms of transportation, including bicycles, ride sharing, walking and buses. Thirty-three parking spaces are provided.

Abode Services manages many of these types of communities throughout the Bay Area today. In their experience, 95% of residents in supportive housing stay housed or move out and into alternate housing.

## Heritage House Apartments

**Development Partners:** Gasser Foundation  
Burbank Housing  
Abode Services

**Property Management:** Burbank Housing

**Resident Services:** Abode Services

**Development Type:** Adaptive reuse/rehabilitation of former assisted living facility

**Site Area:** 1.661 acres

**Zoning:** Multi-Family Residential

**Density:** 19.9 dwelling units/acre

### Apartment Home Profile:

| Type      | No.      | Size (sf) |
|-----------|----------|-----------|
| Studio    | 58       | 375       |
| 1-Bedroom | 8        | 600       |
| Total     | 66 homes |           |

**Parking:** 33 spaces

**Amenities:** Community room with kitchen, computer lab, laundry room, outdoor courtyard, bicycle parking, management and services offices

### Services Offered:

Supportive Services Programming:

- Case management
- Mental health services
- Life skills training
- Recovery support
- Job counseling and placement
- Health and wellness programs
- Educational workshops
- Financial literacy courses

On-site property management  
24/7 staff presence on site

**Resident Profile:** Individuals earning 20%–50% of the Area Median Income

# Valle Verde Apartments



The Gasser Foundation and Burbank Housing are partnering to develop Valle Verde, a new construction multi-family apartment community designated for low-income households. Consisting of 24 apartment homes, Valle Verde will be located adjacent to Heritage House on separate parcels with shared access to Valle Verde Drive.

For additional information, contact  
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Valle Verde Apartments, left, and Heritage House Apartments, right.

## Valle Verde Apartments

**Development Partners:** Gasser Foundation  
Burbank Housing

**Property Management:** Burbank Housing

**Development Type:** New Construction

**Site Area:** 1.258 acres

**Zoning:** Multi-Family Residential

**Density:** 19.1 dwelling units/acre

### Apartment Home Profile:

| Type      | No. | Size (sf) |
|-----------|-----|-----------|
| 1-bedroom | 12  | 550       |
| 2-Bedroom | 6   | 810       |
| 3-bedroom | 6   | 1,130     |
| Total     |     | 24 homes  |

**Parking:** 46 spaces

**Amenities:** Community room, laundry room, outdoor recreation space, playground, bicycle parking, management offices

**Services Offered:** On-site property management and resident programs which may include after school enrichment, adult education, and health and wellness workshops

**Resident Profile:** Families earning at or below 60% of the Area Median Income