

From: [Omar Lopez](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Public Comment on Item 16.3
Date: Tuesday, November 18, 2025 3:23:24 PM
Attachments: [2025 1118 SR CC Item 16.3.pdf](#)

Good evening,

Attached below is public comment from Generation Housing on Item 16.3 of the 11/18 City Council agenda.

All the best,

Omar Lopez | Policy Coordinator
He/Him/His/El
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November 18, 2025

Santa Rosa City Council
Santa Rosa City Hall
100 Santa Rosa Ave, Santa Rosa

RE: Item 16.3: Appeal of City Engineer's Denial of Variance

Dear Mayor Stapp, Councilmembers, and staff,

Generation Housing is happy to endorse this project and support the appeal for the 15-bed Pham Assisted Living facility at 635 Benjamins Road.

This small, community-based senior care home reflects exactly the type of housing and supportive services Santa Rosa needs more of. Earlier this year, Jennifer Litwak, CEO of PEP Housing, spoke extensively at our event about the **acute shortage of assisted living and senior care options in our region**. Projects like this, modest in scale, neighborhood-integrated, and operated by local residents, **help fill that gap and provide more dignified choices for our aging population**.

This property also originated from an SB 9 lot split, one of only a few in Santa Rosa. Ensuring that SB 9-compliant projects can move forward is important for demonstrating that the City is committed to enabling gentle, state-supported infill. When projects like this **encounter barriers after meeting zoning and land-use requirements, it discourages both the intent and the potential of SB 9 as a housing tool**.

Supporting this appeal also **affirms the value of local developers who are building thoughtful, community-serving projects**. These small operators contribute to a more resilient local housing landscape, and their work is exactly what Santa Rosa should be encouraging and spotlighting.

Approving the appeal **directly aligns with** (and Inclusive Community) by expanding (Plan for and Encourage Housing for All) housing choices for residents.

Generation Housing wants to see more projects. This appeal is a clear and practical step toward that goal.

In partnership,

A handwritten signature in black ink that reads "Stephanie Bowen".

Stephanie Picard Bowen
Deputy Director, Generation Housing

