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CITY OF SANTA ROSA
CITY MANAGERS OFFICE

0-0-21 Work Force Housing Project

August 11, 2008

Mr. Wayne Goldberg
Director of Advanced Planning
Office of Advance Planning & Public Policy
City of Santa Rosa
100 Santa Rosa Avenue, Room 10
Santa Rosa, CA 95404

Dear Wayne,

We are writing you to express the Sonoma County Water Agency's (Agency) interest in having the 2150 West College property assemblage be included in the City of Santa Rosa's review and revision of its General Plan's Housing Element. We understand that the focus of the revision is to increase the supply of medium/high density workforce housing in the County. 2150 West College is well located to assist the City and County in increasing the supply of workforce housing.

The 2150 West College site is currently zoned Public Building – PUD with a General Plan designation of Public Institutional. The site is ideally located for medium/high density residential use. It is surrounded by recreational amenities, a transit center and existing residential uses. We are prepared to work with your office in the General Plan re-designation of this site as part of its Housing Element revision process, including the required environmental review and rezoning.

The Agency is currently exploring the redevelopment of the 2150 West College site into a medium/high density workforce housing community with approximately 140 units, meeting the highest green development standards. We have been working with HartSonoma to prepare a conceptual master plan and business plan to further assess the feasibility of this use. This preliminary analysis has been completed, as Rob Hart and Brian Swartz briefed you this past Friday.

In line with our shared public interests and responsibilities we look forward to working collaboratively with the City and County in achieving this important objective and meeting Association of Bay Area Government housing requirements. Please note that we are still in the process of exploring options and have not yet determined the specific mix of market versus affordable units.

Please call me with any questions or comments.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael Thompson".

Michael Thompson
Deputy Chief Engineer

c: Randy Poole
Michael Allen
Brian Swartz

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