

Trupiano, Nicole

From: Diane Ballard <dianeballard1618@gmail.com>
Sent: Thursday, February 27, 2020 11:56 AM
To: _CityCouncilListPublic
Subject: [EXTERNAL] Home less

I purpose to not build in the St.Rose area.

Why not move the homeless down on Santa Rosa Ave.

Put up a big tent (like the fair grounds)put up.

Move the Gospel mission with free food for them also.

I voted for new Court square,but afraid to go down town because of this mess.

Get homeless out of down town.

If you want tourism...you are going about your plans wrong

Diane

Trupiano, Nicole

From: Rebecca Johnson <trivet@sonic.net>
Sent: Thursday, February 27, 2020 10:58 AM
To: _CityCouncilListPublic
Subject: [EXTERNAL] St Rose area homes

I'm a fifth generation Santa Rosan who's lived here for the 68 years of my life. To destroy those homes would be defilement of our city's architectural history. Trying to erase the past will never improve the future.

Sent from my iPhone

Toomians, Kristinae

From: andrew rich <andrewnrch@gmail.com>
Sent: Thursday, February 27, 2020 8:04 AM
To: _PLANCOM - Planning Commission; Toomians, Kristinae
Subject: [EXTERNAL] Caritas Village

To Whom it May Concern,

I am a resident of Santa Rosa and my house is about 500 feet from the proposed Caritas Village in the St Rose District. I fully support the approval and construction of this project. Concerns raised about parking, historical preservation, and other negative impacts do not remotely outweigh the benefits. Catholic Charities have been very responsible neighbors by repeatedly offering tours and previews of the project. I expect that they will continue to be so throughout the construction phase of this project and beyond.

This project should be approved **now**.

-Andy Rich

Toomians, Kristinae

From: Carol V <carolvsr@sonic.net>
Sent: Wednesday, February 26, 2020 3:48 PM
To: _PLANCOM - Planning Commission; _CityCouncilListPublic; Toomians, Kristinae
Cc: Senator Mike McGuire
Subject: [EXTERNAL] Caritas Village

I hesitated to comment on this project as I hadn't until recently walked the block nor spoken to the unsheltered living in some of the Catholic Charities owned housing. This proposed project is not consistent with the goals and policies of the city

My roots are in Tuscany, Italy. My grandparents used to drive the horse drawn buckboard wagon down from Sweetwater Springs Road to Bacigalupi's store on 4th Street once a year in the 1890's to buy supplies. However when highway 101 was built the store was demolished and " Little Italy" was divided. This was a very sad day for my Italian family.

The plan to demolish yet more Italian buildings in the designated St. Rose historical district is a huge insult to me and my ancestors. The city of Santa Rosa needs to come up with a plan that does not destroy historic buildings.

I didn't know until yesterday that some houses on Morgan St. are owned by Catholic Charities. I spoke to many "homeless" men on my walk and they also do not want the houses torn down.

The Santec Consulting Services of Fresno states on alternative #3 to move houses 520 and 512 to the existing garden. This is a crazy alternative. I won't go into any detail as most of you would understand how this would not work.

Santec also states that a plus of Caritas Village is that it is close to the SMART train. I challenge you to state how many of the proposed occupants of the Village would use SMART to go to work.

I beg the planning commission and the city council to **deny this project** and find vacant property for this project.

I also hope that our senators and congressmen understand that historic buildings will be torn down.

Carol Vellutini
610 Willrush St.
Santa Rosa, Ca 95401
707-546-6308

Toomians, Kristinae

From: Samantha Feld <sami.feld@gmail.com>
Sent: Wednesday, February 26, 2020 2:50 PM
To: Toomians, Kristinae
Subject: [EXTERNAL] Caritas Village - Letter to the Planning Commission
Attachments: Planning commission - Caritas Village.pdf

Dear Kristinae,

I am unable to attend the planning commission meeting tomorrow evening, however as a resident of the St. Rose neighborhood, I wanted to share my input and express my strong support for the project in writing. Please find a written letter for the Commission attached.

Thank you,
Samantha

--

Samantha Feld, MPH
sami.feld@gmail.com
(415) 601-0006

Samantha Feld
408 8th Street
Santa Rosa, CA 95401

February 26, 2020

To the Santa Rosa Planning Commission:

I own a home on 8th Street, between A and B, around the corner from the proposed site of Caritas Village. I am also employed by Sonoma County and am very familiar with the housing, mental health, and substance use crises our community faces. I have reviewed the plans and followed the progress of the project over the last several months, and I am excited, inspired by, and hopeful for what Caritas Village offers our community. Our community is in desperate need of comprehensive support services and housing for individuals and families experiencing and at risk of homelessness. Caritas Village offers a solution to one of our community's most pressing problems; I hope the Planning Commission will act and be part of the solution.

With respect to how this development may impact our historic district, I have reviewed the plans and I find the designs to be tasteful and attractive. I would welcome the new buildings, particularly in contrast to the current facilities. As a homeowner in the St. Rose neighborhood I strongly support the higher density and mixed use designation, which I believe can foster a more vibrant downtown community and address environmental concerns.

Thank you for you considering my input. Feel free to reach out with any further questions.

Sincerely, 

Samantha Feld, MPH
sami.feld@gmail.com
(415) 601-0006

Toomians, Kristinae

From: Maloney, Mike
Sent: Wednesday, February 26, 2020 12:03 PM
To: Toomians, Kristinae
Subject: FW: [EXTERNAL] Support for Caritas Village

From: Jacob Rich <jerichsalud@gmail.com>
Sent: Wednesday, February 26, 2020 11:26 AM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] Support for Caritas Village

Dear Planning Commissioners,

Last year my girlfriend and I bought a condo on West 9th near Stony Point. She has lived in Santa Rosa for more than ten years and I was born in Sonoma County.

We feel super fortunate to be able to afford to own our own home while we know that many people cannot afford this luxury and some cannot even afford the skyrocketing rents.

The state of homelessness in Sonoma County and Santa Rosa has become really sad and unavoidable and something needs to be done. I support the Caritas Village project because it will allow Catholic Charities and Burbank Housing to help far more people find a safe place to call home.

Caritas Village and the services it will offer will help keep people from becoming homeless and help people escape homelessness. It will also in the long run lead to cost savings rather than relying on the many more expensive services it takes to support people in homelessness. And, of course it will also help increase the quality of life for many of our community members.

My main issue with Caritas Village is that we need much more affordable housing than Caritas Village offers, but this project will make a huge difference in many lives and in our community.

We need more affordable housing like this across Santa Rosa and Sonoma County. I urge you to support this vital project. Our county, city, and neighborhoods are facing real crises of homelessness, and housing. Caritas Village is an important step towards improving the quality of life for everyone.

Sincerely,

Jacob Rich

717 Agnew Pl. Santa Rosa

BOARD OF DIRECTORS

February 19, 2020

The Most Reverend
Robert F. Vasa
Bishop of Santa Rosa
Chairman

Dear Commissioner Patti Cisco,

Rick Abbott
President

Thank you for reviewing the enclosed letters expressing support for Caritas Village.

Beth Ryan
Vice President

We look forward to hearing your generous feedback at the upcoming Planning Commission meeting on February 27th.

Denise Dixon
Treasurer

Sincerely,

Catherine Trione
Secretary

Dennis J. Byrne
Frank Connelly
Tony Fiorello
Tony Hildesheim
Jim Nantell
Maridel Perlas
Loie Sauer, MD
Greg Steele
Mike Sullivan

John Pavik
Assistant Director of Communications
Catholic Charities of Santa Rosa

jpavik@srcharities.org
(707) 284-3853 ext. 137

Len Marabella
Chief Executive Officer

PO Box 4900
Santa Rosa CA 95402
707.528.8712



Catholic Charities is accredited by the Council on Accreditation, which recognizes non-profits which adhere to a high level of performance standards and deliver the highest quality services to all of its stakeholders.

MIKE THOMPSON

5TH DISTRICT, CALIFORNIA

COMMITTEE ON WAYS AND MEANS

SUBCOMMITTEE ON SELECT REVENUE MEASURES

CHAIRMAN

SUBCOMMITTEE ON HEALTH



CONGRESS OF THE UNITED STATES
HOUSE OF REPRESENTATIVES
WASHINGTON, DC 20515

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(707) 226-9898
420 VIRGINIA STREET, SUITE 1C
VALLEJO, CA 94590
(707) 645-1888
2300 COUNTY CENTER DRIVE, SUITE A100
SANTA ROSA, CA 95403
(707) 542-7182
CAPITOL OFFICE:
406 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-3311
WEB: <http://mikethompson.house.gov>

February 6, 2020

Commissioner Patti Cisco
Chair, Santa Rosa Planning Commission
City Hall
100 Santa Rosa Avenue
Room 3
Santa Rosa, CA 95404

Dear Commissioner Cisco,

As a Member of Congress representing Sonoma County, I am writing to respectfully request you give the Caritas Village Project full and fair consideration. The Caritas Village Project involves the construction of the Caritas Center, a development combining a family and homeless support services facility to be operated by Catholic Charities of the Diocese of Santa Rosa (Catholic Charities) and Caritas Homes, an affordable housing development to be operated by Burbank Housing Development Corporation (Burbank Housing).

As you may know, the Caritas Center would consolidate the existing onsite Family Support Center and Homeless Services Center into a single building that would provide emergency shelter, a navigation center, transitional housing, wrap-around services, health services, and administrative offices. Caritas Homes would provide up to 126 permanent affordable housing units, plus two units for on-site managers.

I appreciate the important work that Catholic Charities and Burbank Housing are leading on behalf of people experiencing homelessness and housing instability. I hope you will give this project full and fair consideration.

Sincerely,


Mike Thompson
Member of Congress





KAISER
PERMANENTE
Santa Rosa
Family Medicine Residency

April 30th, 2019

401 Bicentennial Way

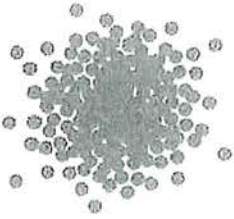
Santa Rosa, CA 95403

Dear Planning Commissioners and City Council Members:

On behalf of Kaiser Permanente Santa Rosa Family Medicine Residency, I am writing to ask you to support and approve the Caritas Village project as a critical improvement in our community's resources for people experiencing homelessness. We as healthcare providers are all too aware of the destructive toll that homelessness takes on a person's health. In fact, homelessness is one of the most serious medical conditions a person can face. Match this with the destructive fires of October 2017 and the floods of 2018 and Sonoma County has more vulnerable populations than ever. Fortunately, there is a cure. Housing.

Catholic Charities' Caritas Village represents the single largest effort to house the homeless in Sonoma County's history. From a medical perspective, what excites me most about Caritas Village is the idea that 1,300 people per year will find permanent housing; they'll get the support services they need to stay housed. The potential impact of this kind of housing and support on Sonoma County's homeless population and our healthcare system cannot be overstated.

I'm enthusiastic too, about the fact that there will be an on-site health clinic at Caritas Center. It will be replicating successful models that offer dignity services (showers and laundry) along with scheduled and walk-in health care (including mental health services). Some of these models have proven able to serve patients in a way that standalone clinics have not.



**TIPPING POINT
COMMUNITY**

February 4, 2020

Chair Patti Cisco
City of Santa Rosa Planning Commission
City Hall, 100 Santa Rosa Ave, Santa Rosa, CA

Tipping Point Community would like to share our enthusiastic support of the Caritas Village project. We urge you to move this critical project forward.

At Tipping Point, for fifteen years we have funded a portfolio of poverty-fighting organizations in the Bay Area. The devastating fires in the North Bay in 2017 made for one of the deadliest and costliest natural disasters in Northern California since the 1906 earthquake. In response, we developed the Tipping Point Emergency Relief Fund to support low-income, vulnerable communities impacted by the crisis. Our community and the Band Together Bay Area effort raised nearly \$34 million to support North Bay Fire Relief. These funds have all been committed to 52 North Bay nonprofits serving low-income, immigrant, and student communities most impacted by the fires.

One of the nonprofits we supported through the Emergency Relief Fund is Catholic Charities; we provided a \$5 million investment to the Caritas Village project. This project will propel the creation of a leading-edge solution to homelessness in Santa Rosa, the city hit hardest by the October 2017 North Bay Wildfires, and where homelessness was three times the national average before the fires. Caritas Village will accelerate housing placement for thousands each year and create on-site permanent supportive housing for over 100 of the most vulnerable families and individuals in our community.

Homelessness and housing are the two most significant issues currently facing the region. In 2016, Santa Rosa declared homelessness a state of emergency, and in July 2018, Sonoma County did the same. The catastrophic wildfires of 2017 destroyed nearly 5,300 homes worsened the crisis. Currently, almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered.

220 Montgomery Street
Suite 850
San Francisco, CA 94104

P 415 348 1240
F 415 348 1237

tippingpoint.org

MAKE POVERTY PREVENTABLE



1435 North McDowell Blvd.
Suite 110
Petaluma, CA 94954
707-526-4799
cornerstone-prop.com

January 22, 2020

Each Councilmember, Santa Rosa City Council
c/o Santa Rosa City Clerk
100 Santa Rosa Avenue, Room 10
Santa Rosa, California 95404

Re: **Proposed Caritas Village Project located at "A", Morgan, 6th, and 7th Streets, Santa Rosa, CA**

Dear City Council Members and Planning Commissioners:

Cornerstone Properties, a local owner/manager of commercial real estate located throughout Sonoma County, would like to convey its strong support for the proposed Caritas Village Project, and we encourage you to expedite approval.

Homelessness, and the housing shortage in general, are arguably the two most important issues currently facing our county, and the cities located within it. In 2016, the City of Santa Rosa declared homelessness a state of emergency and, in July of 2018, the County of Sonoma did the same. Subsequently, catastrophic wildfires destroyed nearly 5,300 homes, worsening the crisis. Presently, almost 3,000 people in Sonoma County are experiencing homelessness, approximately 2,000 of which are unsheltered.

Because of the housing shortage and other factors, rents in Sonoma County have become uneconomic for many households, and the wildfires have also exacerbated this issue. Thus, additional affordable housing has never been more critical for our community.

Caritas Village, if approved, will help alleviate these issues by:

- (A) adding 128 units of permanent affordable housing for those in need, and
- (B) providing an emergency family shelter, a housing-focused service center, and other programs to help homeless people transition from the streets, cars and tents to more secure housing in the community (including services focused on parents, veterans, retirees and others needing help).

Caritas Village is a logical step towards alleviating the issues described above, and Cornerstone urges the approval to move forward with it.

Very truly yours,

Alon Adani

Alon Adani, Principal
Cornerstone Properties and its Affiliates

February 3, 2020

Dear Santa Rosa City Council Members and Planning Commissioners:

As Kaiser Permanente's Senior VP and Area Manager for the Marin-Sonoma Service Area, I am writing to ask for your support in approving the Catholic Charities' Caritas Village project. This critical project will not only improve our community's resources for people experiencing homelessness, but it will also improve the total health of our community — mind, body, and spirit.

Homelessness is one of the most serious medical conditions a person can face. Having a roof over your head, the support of community connectors, and access to social and behavioral health services is directly related to good health which is why we continue to support programs such as Caritas Village. In the last year alone, Kaiser Permanente has committed over \$30 million to house homeless residents and preserve affordability in Northern California as part of a multi-year effort to improve the health of our members and the communities we serve.

Caritas Village represents the single largest effort to house the homeless in Sonoma County history. It will address the needs of the currently homeless based on the Housing First model, including an emergency family shelter, service center, and comprehensive housing services such as location, navigation, stabilization, and financial assistance. Additionally, it will replicate successful models that co-locate dignity services like showers and laundry with an onsite health clinic, mental health services, and a recuperative facility for homeless individuals being discharged from area hospitals.

The mutually beneficial impact of providing housing and wrap-around services to more than 1,300 people per year — many of whom are medically fragile with multiple physical and behavioral health diagnoses — on Sonoma County's health care and public safety systems cannot be overstated.

We at Kaiser Permanente are proud to partner with Catholic Charities and support Caritas Village not only because it will bring housing to those in need, but also because it represents a unique opportunity to provide accessible and necessary health care to the most vulnerable populations in our community.

Thank you for your continued efforts and leadership in addressing the homelessness issue in Sonoma County. It is my hope that you will join us in supporting the Catholic Charities' Caritas Village project.

Sincerely,



Tarek Salaway, MHA, MPH, MA
Sr. Vice President and Area Manager
Marin-Sonoma Service Area

In affiliation with the
University of California
San Francisco
School of Medicine



SUTTER SANTA ROSA
family medicine residency

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In partnership with:
Sutter Pacific Medical Foundation
Sutter Medical Group of the Redwoods
Kaiser Permanente
Santa Rosa Community Health Centers

Community Based
Not for Profit

12/09/2019

Dear Planning Commissioners/City Council Members:

As a resident physician at Sutter Santa Rosa Family Medicine Residency, I am writing to ask you to support and approve the Caritas Village project as a critical improvement in our community's resources for people experiencing homelessness. As a healthcare provider, I am all too aware of the destructive toll that homelessness takes on a person's health. In fact, homelessness is one of the most serious medical conditions a person can face with a significant decrease in life expectancy. Fortunately, there is a cure. Housing.

I have witnessed this cure many times. In one story, a patient my own age and from similar circumstances, was kicked out of his grandparents' house after a disagreement. He was sleeping on the street when new friends invited him into their tent to use meth. It was a chance to have a dry place to sleep, but it led to a serious addiction that eventually led to a deadly health condition. When I met him, he hadn't yet celebrated his 30th birthday, but I felt certain he was going to die after I discharged him from the hospital to an uncertain housing situation. Instead, he was provided temporary housing, and was able to maintain sobriety in this more stable situation. Last time I saw him he was contemplating signing up for classes at the Junior College.

Stable housing gave a young man a second chance at life. Catholic Charities' Caritas Village represents the single largest effort to house the homeless in Sonoma County history. From a medical perspective, what excites me most about Caritas Village is the idea that 1,300 people per year will find permanent housing there, and they'll also get the support services they need to stay housed. The potential impact of this kind of housing and support on Sonoma County's healthcare system cannot be overstated. It means more second chances.

I'm enthusiastic, too, about the fact that there will be an onsite health clinic at Caritas Center. It will be replicating successful models that co-locate dignity services like showers and laundry with both scheduled and walk-in health care, including mental health services. Some of these models have proven able to serve patients in a way that standalone clinics have not.

I am proud to support Caritas Village, because it will bring housing to thousands of people, many of whom receive care from our organization, and because it represents a unique opportunity to provide accessible and attractive healthcare to the most vulnerable populations in Sonoma County. In fact, I believe we have only just begun to uncover all the possibilities for collaboration, innovation, and improved outcomes that Caritas Village will create.

We invite to you join us in supporting this monumental effort, and to call upon others in our community to do the same.

Sincerely,

Sara Martin, MD, MSc.

• 1355 N. Dutton, Suite 200 • Santa Rosa • California, 95401 • Phone: (707) 583-8800 • Fax: (707) 583-8808 •
• Website: www.srfmr.org • Email: fpsantarosa@sutterhealth.org •

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North Bay Leadership Council

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Pacific Gas & Electric

TIFFANY DEVITT
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CannaCraft

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Public Relations Director
The Dutra Group

INGRID ESTRADA
COO
Keysight Technologies

STEVE FALK
CEO Sonoma Media Investments
Press Democrat

RICHARD "DICK" GHILOTTI
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Ghilotti Construction

JULIANNA GRAHAM
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Comcast

TYLER HEDDEN
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Dean, School of Business and Leadership
Dominican University of California

KATHRYN LOWELL
Vice President, Government Affairs &
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BinMarin

BRETT MARTINEZ
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Redwood Credit Union

MEAGAN MOORE
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Buck Institute For Research on Aging

LESLIE PERRY
Partner
Perry, Johnson, Anderson, Miller
& Moskowitz LLP

JUDY SAKAKI
President
Sonoma State University

SHANNON THOMAS
Administrator/Chief Nurse Executive
Novato Community Hospital
Sutter Health

FRED VELA
Regional Vice President
Wells Fargo Bank

CYNTHIA MURRAY
President & CEO

KATE MURRAY
COO

January 24, 2020

Dear Santa Rosa Planning Commissioners
100 Santa Rosa Avenue
Santa Rosa, CA 95404

Re: Support for the Caritas Village Project

Dear Santa Rosa Planning Commissioners,

North Bay Leadership Council would like to share our wholehearted support of the Caritas Village project. We urge you to move this critical project forward.

The North Bay Leadership Council is a public policy advocacy organization comprised of the leading employers of Marin, Sonoma, and Napa counties. Our top issue is housing. We recognize the urgent need for housing in our community.

Homelessness and housing are the two biggest issues currently facing our county. In 2016, Santa Rosa declared homelessness a state of emergency and in July 2018, Sonoma County did the same. Catastrophic wildfires that destroyed nearly 5,300 homes worsened the crisis. Currently, almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered.

Rents in Sonoma County are unaffordable across income levels; the fires have magnified this issue tremendously. Nearly half of renters pay 30 percent or more of their income on rent. Therefore, affordable housing has never been more crucial for our communities.

Caritas Village will be an enormous help in alleviating some of these issues. It will provide 128 much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future support a vibrant community. This is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who deeply need our help.

We owe it to Santa Rosa to follow through on this project. Caritas Village is a necessary step towards alleviating some of our biggest community issues, and building a stronger Santa Rosa and Sonoma County together.

Sincerely,



Cynthia Murray
President & CEO

480 Hillsdale Dr.
Santa Rosa, CA 95409
January 17, 2020

Dear Planning Commissioners and City Council Members:

I have lived in Santa Rosa for 17 years. During that time housing and homelessness have been huge problems! Caritas Village project is a critically, important step in beginning to address this need for affordable housing!

Please do not delay moving this project ahead! We all have read the statistics about the huge needs! We can no longer ignore them!

Sincerely,
Jackie Kinney

Sharon K. McCarty

smccarty@sonic.net

224 Felicidad Court, Santa Rosa, CA 95401

(707)206-1005 cell; (707) 545-2462

January 22, 2020

Dear Planning Commissioners/ City Council Members:

I would like to share my wholehearted support of the Caritas Village project and urge you to move this critical project forward.

There are no secrets about homelessness and housing being the two biggest issues currently facing our county. In 2016, Santa Rosa declared homelessness a state of emergency and in July 2018, Sonoma County did the same. Catastrophic wildfires that destroyed nearly 5,300 homes worsened the crisis. Currently, almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered.

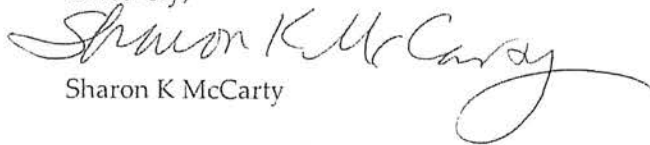
Rents in Sonoma County are unaffordable across income levels; the fires have magnified this issue tremendously. Nearly half of renters pay 30 percent or more of their income on rent. Therefore, affordable housing has never been more crucial for our communities.

Caritas Village will be an enormous help in alleviating some of these issues. It will provide 128 much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future support a vibrant community. This is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who deeply need our help.

Over the years, I believe, Catholic Charities has repeatedly demonstrated strength and resourcefulness in dealing with a wide range of homelessness issues. I am confident that the agency will continue to be respectful members of the neighborhood and compassionate, firm companions of those seeking relief from homelessness.

We owe it to Santa Rosa to follow through on this project. Caritas Village is a necessary step towards alleviating some of our biggest community issues, and building a stronger Santa Rosa and Sonoma County together.

Sincerely,



Sharon K McCarty

Betsy Timm

436 Rusty Drive
Santa Rosa CA
707-545-2871
Betsy101@sonic.net

January, 2020

Dear Planning Commissioners and Santa Rosa City Council Members:

The timing could not be better to support the Caritas Village project. People who are homeless — a growing population amid meager affordable housing, who suffer from local and personal calamities — are in dire need of housing, support services, and safe places to store their meager belongings.

You know the statistics. You know that multiple robust endeavors are needed to help stem this crisis. And by now you know what Caritas will offer: 128 affordable homes and panoply of services for all kinds of people in need.

I have studied the plans and heard the architect. This project will be neighborhood friendly while offering privacy and security to clients and residents.

This is a grand and timely opportunity. Please move this critical project forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'Betsy Timm', with a long horizontal flourish extending to the right.

Betsy Timm

2390 Goodwin Ave.
Penngrove CA 94951.
January 21, 2020

Dear Planning Commissioners/ City Council Members:

I would like to share my support of the Caritas Village project.

Homelessness and housing are the two biggest issues currently facing our county. In 2016, Santa Rosa declared homelessness a state of emergency and in July 2018, Sonoma County did the same. Catastrophic wildfires that destroyed nearly 5,300 homes worsened the crisis. Currently, almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered.

Caritas Village will be an enormous help in alleviating some of these issues. It will provide 128 much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future support a vibrant community. This is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who deeply need our help.

We owe it to Santa Rosa to follow through on this project. Caritas Village is a necessary step towards alleviating some of our biggest community issues, and building a stronger Santa Rosa and Sonoma County together.

Sincerely,

Bob Gefvert

A handwritten signature in black ink, appearing to read 'Bob Gefvert', written over a horizontal blue line.

January 21, 2020

Marcie Dahlen

5572 Maryannis Drive

Santa Rosa, CA 95401

Dear Planning Commissioners/ City Council Members,

I am writing to give my enthusiastic support to the Caritas Village project.

Through Catholic Charities, I volunteer to help with food distribution at The Palms on Santa Rosa Avenue. I see how adequate housing with support can stabilize some of our most vulnerable citizens. It not only meets the most basic need of housing, but makes the entire community safer. Caritas Village will be an enormous help in helping the housing crisis here. Please do everything you can to support this project. It's an opportunity and a moral imperative.

Sincerely,

Marcie Dahlen

15 May 2019

Dear Planning Commissioners and City Council Members:

Phil and I would like to share our enthusiastic support of the Caritas Village project.

You already know the statistics, so you understand that with the thousands of homes lost to fires and the high cost of housing in Santa Rosa and Sonoma County, the huge numbers of homeless and unsheltered have grown even larger. Affordable housing is absolutely crucial for our communities.

Caritas Village will be an enormous help in alleviating some of these issues. It will provide 128 much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders. Caritas Village will provide substantial resources to parents, veterans, retirees, and others who deeply need our help.

We owe it to those who desperately need our help to follow through on this project. Caritas Village is a necessary step towards alleviating some of our biggest community issues, and building a stronger Santa Rosa and Sonoma County together.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Johannes".

Barbara Johannes
The Sea Ranch
California 95497
(Formerly of Santa Rosa)

From: Laura Morgan <thesquig@yahoo.com>

Date: May 15, 2019 at 4:07:02 PM PDT

To: combs@srcity.org, vfleming@srcity.org, eolivares@srcity.org, crogers@srcity.org, jsawyer@srcity.org, tschwedhelm@srcity.org, hjtibbetts@srcity.org

Subject: Please support Catholic Charities' Caritas Village project

Dear City Council members,

I strongly urge you to support Catholic Charities Caritas Village project.

Based on my experience treating homeless patients and my direct observation of the work that Catholic Charities does to help them, there's no group around who does it better.

Please give them the go-ahead on this critical step toward solving the homeless problem in Santa Rosa.

Sincerely,

Laura Morgan, MD
Sebastopol



STEPHANIE A. CHALMERS, D.V.M.
Diplomate, American College of Veterinary Dermatology
4918A Sonoma Hwy.
Santa Rosa, CA 95409
Telephone: (707) 538-4643

Dear Planning Commissioners/ City Council Members:

I am writing to voice my wholehearted support for the Caritas Village project.

Homelessness and housing are the two biggest issues currently facing our county. In 2016, Santa Rosa declared homelessness a state of emergency and in July 2018, Sonoma County did the same. The wildfires in 2017 that destroyed nearly 5,300 homes worsened the crisis. Currently, almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered.

Rents in Sonoma County are unaffordable across income levels; the fires have magnified this issue tremendously. Nearly half of renters pay 30 percent or more of their income on rent. Therefore, affordable housing has never been more crucial for our communities.

Caritas Village will be an enormous help in addressing some of these issues. It will provide 128 much-needed affordable homes. In addition, residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future support a vibrant community. This is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who deeply need our help.

We owe it to our community to follow through on this project. The Caritas Village project will help alleviate some of our housing issues, and I am sure that it will serve as a model for other communities.

Sincerely,

Stephanie Chalmers

Stephanie Chalmers, DVM

COUNTY OF SONOMA
BOARD OF SUPERVISORS
575 ADMINISTRATION DRIVE, RM. 100A
SANTA ROSA, CALIFORNIA 95403



LYNDA HOPKINS
FIFTH DISTRICT SUPERVISOR
Lynda.Hopkins@Sonoma-County.org
(707) 565-2241

June 13, 2019

Honorable Santa Rosa City Council members:

I am pleased to provide my enthusiastic and strong support for the Caritas Village Project. This project will strategically address a growing homeless crisis in our community and offer valuable wraparound services to our most vulnerable populations.

The 128 apartments of permanent affordable housing at Caritas Village will help address the affordability gap created by the rising costs of rent in Santa Rosa, housing members of our community who are in desperate need of help. This critical project will include a housing focused service center and family shelter that will assist over 3,000 people to begin their transition to stable housing each year. Additionally, with onsite medical care, Caritas Village will reduce the load and cost on existing emergency rooms in the city.

Following the Sonoma Wildfire Complex in October 2017 – an event that resulted in the loss of over 5300 homes in Sonoma County – an already challenging housing shortage became a crisis. For those facing housing challenges at that time, the prospect of putting a roof over their head became even more hopeless.

As a mother, Supervisor, and First 5 Commissioner, I know firsthand how critical the first five years of life are for children: Many young children and families are suffering as a direct result of our current housing shortage. Stability for children increases long term mental health and wellness outcomes, and reduces the risk of Adverse Childhood Experiences (ACEs). Caritas Village will be a place where families with young children can receive the assistance they need and deserve.

Best regards,

Lynda Hopkins
Supervisor, Fifth District



May 20, 2019

Dear Planning Commissioners/City Council Members:

On behalf of American Medical Response, I am writing to ask you to support and approve the Caritas Village project as a critical improvement in our community's resources for people experiencing homelessness. We as healthcare providers are all too aware of the destructive toll that homelessness takes on a person's health. In fact, homelessness is one of the most serious medical conditions a person can face. Fortunately, there is a cure. Housing.

Catholic Charities' Caritas Village represents the single largest effort to house the homeless in Sonoma County history. From a medical perspective, what excites me most about Caritas Village is the idea that 1,300 people per year will find permanent housing there, and they'll also get the support services they need to stay housed. The potential impact of this kind of housing and support on Sonoma County's healthcare system cannot be overstated.

I'm enthusiastic, too, about the fact that there will be an onsite health clinic at Caritas Center. It will be replicating successful models that co-locate dignity services like showers and laundry with both scheduled and walk-in health care, including mental health services. Some of these models have proven able to serve patients in a way that standalone clinics have not.

We at American Medical Response are proud to support Caritas Village, because it will bring housing to thousands of people, many of whom receive care from our organization, and because it represents a unique opportunity to provide accessible and attractive healthcare to the most vulnerable populations in Sonoma County. In fact, I believe we have only just begun to uncover all the possibilities for collaboration, innovation, and improved outcomes that Caritas Village will create.

We encourage you to join us in supporting this monumental effort, and to call upon others in our community to do the same.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Anderson", with a long horizontal line extending to the right.

Dean B. Anderson
AMR Regional Director

1165 Montgomery Drive
Santa Rosa, CA 95405-4801

P.O. Box 522
Santa Rosa, CA 95402-0522

707.546.3210 Tel

6/20/19

Dear Planning Commissioners/City Council Members:

On behalf of Santa Rosa Memorial Hospital- Care Network, I am writing to ask you to support and approve the Caritas Village project as a critical improvement in our community's resources for people experiencing homelessness. We as healthcare providers are all too aware of the destructive toll that homelessness takes on a person's health. In fact, homelessness is one of the most serious medical conditions a person can face. Fortunately, there is a cure. Housing.

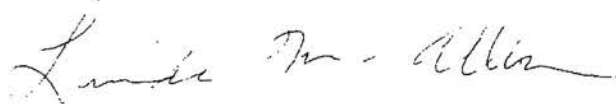
Catholic Charities' Caritas Village represents the single largest effort to house the homeless in Sonoma County history. From a medical perspective, what excites me most about Caritas Village is the idea that 1,300 people per year will find permanent housing there, and they'll also get the support services they need to stay housed. The potential impact of this kind of housing and support on Sonoma County's healthcare system cannot be overstated.

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We at Santa Rosa Memorial Hospital- Care Network are proud to support Caritas Village, because it will bring housing to thousands of people, many of whom receive care from our organization, and because it represents a unique opportunity to provide accessible and attractive healthcare to the most vulnerable populations in Sonoma County. In fact, I believe we have only just begun to uncover all the possibilities for collaboration, innovation, and improved outcomes that Caritas Village will create.

We invite to you join us in supporting this monumental effort, and to call upon others in our community to do the same.

Sincerely,



Linda Marie Allen, MSW

707-525-5300 x6463

Richard D. Bowman
Mary J. Bowman
1149 Forest Glen Way
Santa Rosa, CA 95404-6826

May 15, 2019

Dear Planning Commissioners/ City Council Members:

As long-term residents of Santa Rosa, 59 years and 66 years, respectively, we would like to share our wholehearted support of the Caritas Village project.

We believe that homelessness and housing are the two biggest issues currently facing our county. We recently learned that Santa Rosa declared homelessness a state of emergency in 2016 and the County of Sonoma did the same in 2018. The horrific wildfires that destroyed nearly 5,300 homes in 2017 worsened the existing crisis. It is our understanding, from attending an informational gathering at Catholic Charities, that almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered. Unfortunately, this is not even hard to imagine. We see the faces of the homeless daily. We are faced with this reality every time we go to the grocery store, to church, to the dentist, or traverse intersections throughout Sonoma County. We are deeply saddened to see so many people in such dire straits.

The incredibly high rents in Sonoma County go hand-in-hand with homelessness. Rents in Sonoma County are unaffordable across income levels. This issue has been gravely exacerbated by the multiple fires experienced here in Sonoma County and nearby areas. With nearly half of renters paying 30 percent or more of their income on rent, affordable housing has never been more crucial for our communities.

Caritas Village cannot solve all of the issues facing our community. However, Caritas Village will be an enormous help in alleviating some of these issues. Caritas Village will provide 128 affordable homes, where residents will be able to access services that will give them a chance to realize a brighter future. This is an unprecedented opportunity to provide more substantial resources to parents, children, veterans, retirees, and others who deeply need our help.

Caritas Village is an exciting opportunity to proactively address some of our biggest community issues, and build a stronger Santa Rosa and Sonoma County. Let's do it together!

Cordially yours,

Richard Bowman
Mary Bowman

Sant Rosa
May28, 2019

To: City of Santa Councilman X Y

From: Yvette Fallandy, Citizen

Re: **Santa Rosa Catholic Charities Caritas Village**

Homelessness is the most acute problem afflicting our area. So acute, in fact, that in 2016, the City of Santa Rosa declared homelessness a state of emergency, and last year Sonoma County followed suit. Currently nearly 3000 Sonoma County citizens face homelessness—2000 of them unsheltered!

I write to urge your official support of **Caritas Village**, Santa Rosa Catholic Charities' exciting bold, new taking on of homelessness in our city and county. **Caritas Village** comprises two components: *Caritas Center* consolidates on one site Catholic Charities' Family Support and Homeless Services Centers, and *Caritas Homes* comprising 128 permanent affordable housing units to facilitate transition from homelessness to permanent housing. Sonoma County and Santa Rosa City government agencies, private entities, and Catholic Charities enjoy longstanding mutual support in addressing homelessness in our community. Specifically Burbank Housing Development Corporation has partnered with Catholic Charities to develop **Caritas Village** on the city block contiguous to CC Family Support Center on A Street. The project also depends on private contributions and government approval.

Caritas Village promises dramatic relief from the scourge of homelessness so devastating to too many of our citizens. The sooner Catholic Charities **Caritas Village** is a reality the better! Please, Councilman Y, expedite in any way you can the realization of this enterprise so critical to our community.

This plea is sent to you from a local citizen of fifty-five years, who has seen with happy pride the prodigious potential of Santa Rosa and Sonoma County blossom into a California crown jewel, and so finds all the more troubling our painful problem of homelessness.

This message includes my most sincere thanks to you for your contribution to our triumph that is the City of Santa Rosa.

cc: Mr John Pavik, Ass't Director of Development, Santa Rosa Catholic Charities
Dr Len Marabella, Executive Director, Santa Rosa Catholic Charities

CHURCH OF THE
Incarnation



550 MENDOCINO AVENUE SANTA ROSA CA 95401
707 579 2604 incarnationsantarosa.org

Dear Planning Commissioners and City Council Members:

As a faith leader in downtown Santa Rosa, I am writing to express my support for the Caritas Village Project. As all of us know, homelessness has reached a crisis level in our community. Of our neighbors who are experiencing homelessness, 85% of them lived here in Sonoma County before losing their housing. I spend time with our homeless neighbors every week: some are members of my congregation, some are guests at our Sunday morning breakfast program. While I'm proud to be part of a faith community that actively cares for our neighbors, nothing can solve the underlying problem of homelessness except actually providing affordable homes for those who need them.

Caritas Village is a major step toward remedying this situation. It will include a housing-focused service center, an emergency family shelter, and 128 units of permanent affordable housing for those in need. It will replace Catholic Charities' aging facilities on Morgan and A Streets, which currently serve 2,000 people a year.

I hope you will support this important project. Our county's spirits, and our housing supply, have been hit hard in these past two years. But projects like Caritas Village can help us continue to rebuild, rebound, and grow even stronger.

Sincerely,

The Rev. Dr. Stephen R. Shaver
Rector, Episcopal Church of the Incarnation

4795 Devonshire Place

Santa Rosa, CA 95405

January 16, 2020

Dear Planning Commissioners/ City Council Members:

The following comments are those you will receive from many. But this exactly expression my thoughts. I work with a non-profit group other than Catholic Charities which itself sees this need that Catholic Charities will fill. although I do personally support it as well

I would like to share our wholehearted support of the Caritas Village project. We urge you to move this critical project forward.

Homelessness and housing are the two biggest issues currently facing our county. In 2016, Santa Rosa declared homelessness a state of emergency and in July 2018, Sonoma County did the same. Catastrophic wildfires that destroyed nearly 5,300 homes worsened the crisis. Currently, almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered.

Rents in Sonoma County are unaffordable across income levels; the fires have magnified this issue tremendously. Nearly half of renters pay 30 percent or more of their income on rent. Therefore, affordable housing has never been more crucial for our communities.

Caritas Village will be an enormous help in alleviating some of these issues. It will provide 128 much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future support a vibrant community. This is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who deeply need our help.

We owe it to Santa Rosa to follow through on this project. Caritas Village is a necessary step towards alleviating some of our biggest community issues, and building a stronger Santa Rosa and Sonoma County together.

Sincerely,

Gene Zingarelli

(sent via email to Catholic Charities)

Beverly Swift
2282 Pleasant Hill Rd.
Sebastopol, CA 95472

June 6, 2019

Dear Planning Commissioners/ City Council Members:

As a resident of Sonoma County, I would like to share my wholehearted support of the Caritas Village project.

Homelessness and the affordable housing shortage are the two biggest issues currently facing our county. In 2016, Santa Rosa declared homelessness a state of emergency and in July 2018, Sonoma County did the same. Catastrophic wildfires that destroyed nearly 5,300 homes worsened the crisis. Currently, almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are completely unsheltered.

Rents in Sonoma County are unsupportable across income levels; the fires have magnified this issue tremendously. Nearly half of renters pay 30 percent or more of their income on rent. Therefore, affordable housing has never been more crucial for our communities.

Caritas Village will be an enormous help in alleviating some of these issues. It will provide 128 much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future in a vibrant community. This is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who deeply need our help. In addition, it will provide a model for other agencies or benefactors to consider how they might best help this vulnerable population.

We owe it to Santa Rosa to follow through on this project. Caritas Village is a necessary step towards alleviating some of our biggest community issues, and building a stronger Santa Rosa and Sonoma County together.

Sincerely,

Beverly E. Swift

Gale J. Brownell
955 McFarlane Avenue
Sebastopol, CA 95472
707 823-8943 (home)
707 953-8988 (cell)
gbrownell@sonic.net

June 19, 2019

Dear Planning Commissioners/ City Council Members:

I, Gale Brownell, would like to share my wholehearted support of the Caritas Village project.

We are well aware of the effects of the fires, floods, and conversion of homes to vacation rentals that have created the need for thousands of additional housing units throughout our county. What is not so often recognized was that before those events, the Sonoma County Community Development Commission documented the need for nearly 6,000 additional homes in our county.

Rents in Sonoma County were unaffordable across income levels; the events mentioned above only intensified a terrible situation. Nearly half of renters pay 30 percent or more of their income on rent. Therefore, affordable housing has never been more crucial for our communities.

I remember studying American history as a 5th grader and seeing pictures of Americans living in tenements from the turn of the century, and Hoovervilles during the Great Depression. I wondered then how we could allow children in the USA to grow up in such deprivation, and adults to live in such poor conditions. A significant proportion of the population in our local communities (and across the nation) are living in similar deplorable conditions.

Caritas Village will be an enormous help in alleviating some of these issues. It will provide 128 much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future support a vibrant community. Our Housing First policy has demonstrated that when we make supportive services available with the missing affordable housing, a substantial majority of the people are able to get on their feet and ultimately prosper. This is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who deeply need our help.

I worked in your Department of Housing and Redevelopment for twenty years, providing staff support for policy decisions your predecessors made to help in the development of several thousand affordable units. We also worked to redevelop the Site where Caritas will be located as the Family Support Center, the Morgan Street drop-in center, and transitional housing. The Housing Authority provided funding to rehabilitate the structures; the Redevelopment Agency and City provided a small parcel of land so the entire block was available for possible future development, as proposed today. It was a productive form of land banking which you have the opportunity to realize now.

We owe it to Santa Rosa and its citizens to follow through on this project. Caritas Village is a necessary step towards alleviating some of our biggest community issues, and building a stronger Santa Rosa and Sonoma County together.

Sincerely,
Gale J Brownell
Santa Rosa Housing Programs Manager, retired



Hazel Harris
hharris@safariwest.com
707-318-2269

Dear Planning Commissioners/ City Council Members:

I would like to share my wholehearted support of the Caritas Village project.

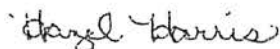
Homelessness and housing are the two biggest issues currently facing our county. In 2016, Santa Rosa declared homelessness a state of emergency and in July 2018, Sonoma County did the same. Catastrophic wildfires that destroyed nearly 5,300 homes worsened the crisis. Currently, almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered.

Rents in Sonoma County are unsupportable across income levels; the fires have magnified this issue tremendously. Nearly half of renters pay 30 percent or more of their income on rent. Therefore, affordable housing has never been more crucial for our communities.

Caritas Village will be an enormous help in alleviating some of these issues. It will provide 128 much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future support a vibrant community. This is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who deeply need our help.

We owe it to Santa Rosa to follow through on this project. Caritas Village is a necessary step towards alleviating some of our biggest community issues and building a stronger Santa Rosa and Sonoma County together.

Sincerely,


Hazel Harris

Toomians, Kristinae

From: Hartman, Clare
Sent: Tuesday, February 25, 2020 7:52 PM
To: Toomians, Kristinae
Subject: Fwd: [EXTERNAL] Catholic Charities Homeless Service Center CUP09-058
Attachments: 2019 Crime Stats half mile 600 Morgan- Pie Chart revised.pdf; ATT00001.htm; Catholic Charities Homeless Svc Ctr CUP 2010_highlighted_2.24.20.pdf; ATT00002.htm; Debris across from 600 Morgan Street.JPG; ATT00003.htm; Car Camping across from 600 Morgan Street.JPG; ATT00004.htm; Across from 600 Morgan Street.jpg; ATT00005.htm; Encampments by 600 Morgan Street.jpg; ATT00006.htm; Loitering - west side of 600 Morgan Street across from HSC.jpg; ATT00007.htm

Sent from my iPad

Begin forwarded message:

From: Denise Hill <faire@sonic.net>
Date: February 25, 2020 at 7:45:24 PM PST
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] Catholic Charities Homeless Service Center CUP09-058

It is our understanding that the Planning Commission is the government body that handles concerns regarding a business abiding to the terms of their Conditional Use Permit. In the last few years, Catholic Charities has struggled to comply with their CUP for their Homeless Service Center at 600 Morgan Street. Attached is their current use permit with areas highlighted that periodically or constantly are not abided to along with images that confirm this.

Also attached is a chart showing the 2019 calls for service to our Police Department for a quarter mile radius around 600 Morgan Street. The police department responded to over 3,200 calls last year just for this small area. Of those over 330 (an average of almost one a day) were calls to the 600 Morgan Street address. As the population of folks on our streets become more unstable due to more potent drugs and mental illness, this is very concerning – especially in a residential neighborhood. Even if some of the calls to the police were for transients that were not using the Catholic Charities Homeless Service Center, they are drawn to the area to hang out with their friends who do use the services or to camp close to the other services nearby (St. Vincent De Paul's and the Redwood Gospel Mission on Wilson Street). Just last week, there were instances of transients loitering around and across from 600 Morgan Street and cars of those using the services at 600 Morgan Street parked on the street instead of on Catholic Charities property as outlined in their CUP.

Please let us know what the process is to file a request to the Planning Commission ensure there is full compliance of their CUP by Catholic Charities.

Thank You,

Denise Hill

Joe Lilienthal

RESOLUTION NO. 11505

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL
USE PERMIT FOR HOMELESS SERVICES CENTER - LOCATED AT 600 MORGAN
STREET - FILE NUMBER CUP09-058

WHEREAS, an application was filed with the Department of Community Development requesting the approval of a Conditional Use Permit for the Homeless Services Center located at 600 Morgan Street, also identified as Sonoma County Assessor's Parcel Number(s) 010-041-015; and

WHEREAS, the Homeless Services Center received a Conditional Use Permit in 1992 and has applied for subsequent use permits the last of which expired in 2005; and

WHEREAS, the Homeless Services Center has been operating at 600 Morgan Street since 1992 and has the City of Santa Rosa Code Enforcement Department has not received any complaints as to the operation of the facility; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the project has been reviewed in accordance with the California Environmental Quality Act and has been found to be consistent with Article 19, Categorical Exemption, Class 1, in that the project is an existing facility.

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
- B. The proposed use is consistent with the General Plan and any applicable specific plan;
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;

- E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a Conditional Use Permit for Homeless Services Center, to be located at 600 Morgan Street, is approved subject to each of the following conditions:

DEPARTMENT OF COMMUNITY DEVELOPMENT

GENERAL:

- 1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.

HOMELESS SERVICES CENTER

- 2. **Scope of Services:** The normal scope of services to be provided is limited to: daily services including a mailing address, telephone service, laundry, shower, and locker facilities for the homeless. The facility also provides transitional housing for up to 10 (ten) homeless men and a 5 (five)-bed respite center for men and women medically prescribed for bed rest. The proposed use shall not constitute a nuisance or be injurious or detrimental to public health, safety, or welfare, or to persons or property in the vicinity of the CCHSC facility.
- 3. **Target population:** The target population shall be homeless individuals or families. Minors shall be referred to parents, the Santa Rosa Police Department, and Social Advocates for Youth. Homeless participating in CCHSC programs must be registered. To the extent possible the CCHSC shall coordinate with other social service providers to verify the background of homeless clients.
- 4. **Program Eligibility:** The CCHSC shall establish rules and policies agreeable with the neighborhood and adhere to such rules and policies (Consequences of Rules Violations List). Homeless participating in CCHSC programs must agree to rules and procedures as outlined in the Consequences of Rules Violations List. No alcohol or illegal drugs shall be allowed on the facility grounds.

5. **Hours of Operation:** Normal operating hours for the CCHSC client services are limited to 6:00 a.m. to 11:30 a.m. and from 1:00 p.m. to 2:00 p.m., 5 days a week (Monday - Friday). Related activities may be allowed in other hours on an emergency basis with the approval of the program director.
6. **Maintain Adequate Staffing:** At least one staff member or designated manager will be present at all times and ensure facility rules are followed.
7. **Maintenance:** The facility shall be kept free of trash and debris and well maintained at all times, including landscaping, fencing, and lighting. Trash enclosures/dumpsters shall be situated out of public view. No exterior storage of donated materials shall be permitted.
8. **Traffic:** The provision of adequate vehicle circulation and parking will not constitute a nuisance or be detrimental to the public welfare of persons or property in the vicinity.
9. **Parking:** On-site parking shall be provided for CCHSC clients so as to not impact existing businesses or residential neighborhoods. On-site means the CCHSC or Family Support Center properties. The facility shall be adequately posted regarding unauthorized parking. Non-operational and unregistered vehicles shall not be kept on site. Removal of unauthorized or abandoned vehicles on site shall occur within 10 days.
10. **Security:** A security management plan shall be provided. The neighborhood advisory committee may recommend to City Council the provision of a uniformed security service licensed by the State of California.
11. **Patrol of Surrounding Neighborhood:** A CCHSC volunteer force shall patrol the St. Rose Neighborhood, addressing problems of littering, loitering, etc. by "homeless" population.
12. **Community and Neighborhood Contact:** The operator shall make available information about how to contact the operator with complaints, questions, or concerns regarding shelter operations. A contact person must be available 24 hours a day/seven days a week.
13. **Neighborhood Meetings:** Neighborhood meetings shall occur within six weeks of approval of this Conditional Use Permit and as needed and a minimum of two times per year at six month intervals to review operations and to provide opportunities for the community, neighborhood, and city staff to participate in establishing and improving operations. The CCHSC staff shall schedule and provide notification of meetings.

Fire and Safety Conditions

14. **Smoke detectors:** Single-station smoke alarms per CA Fire Code 907 and emergency egress openings per CA Building code 1026 shall be maintained in the sleeping areas.

15. **Site Address:** Site address signage per current Fire Department Standards shall be established and maintained during and after any combustible construction or intensification of site use. See SRFD Information Bulletin 015 for details.
16. **Compliance:** This Conditional Use Permit may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or any other adverse operating characteristics. At such time, the Commission may revoke the use permit or add/modify conditions of approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11th day of February 2010, by the following vote:

AYES:	(6)	(Bañuelos, Bartley, Caston, Cisco, Duggan, Poulsen)
NOES:	(0)	
ABSTENTIONS	(0)	
ABSENT:	(0)	

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY

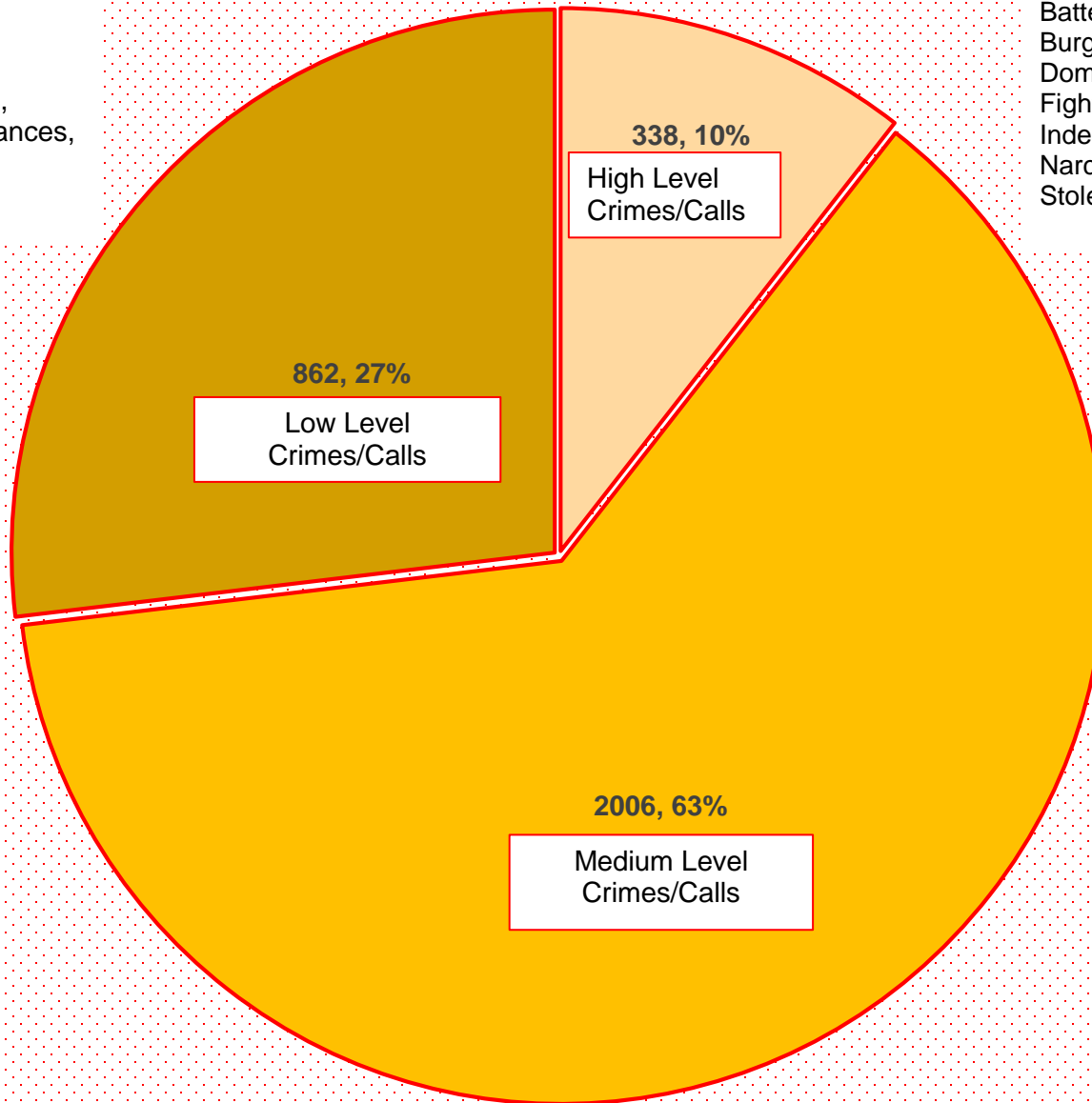
2019 SRPD Calls for Service -
1/4 Mile Radius of 600 Morgan Street

Low Level Includes:

Security Check
Meet Citizen
Reports taken for:
Battery, Disturbance,
Suspicious Circumstances,
Trespass, Vandalism

High Level Includes:

Assault w/deadly Weapon
Battery
Burglary/Robbery/Hold up
Domestic Disturbance
Fight
Indecent Exposure
Narcotic Activity
Stolen Vehicle



Other Notes:

Over 3200 calls

334 calls to CC
Homeless Svc Ctr

124 calls to CC
Family Service Ctr

275 Auto-related
calls (Suspicious
and Abandoned
Vehicles)

Medium Level Includes:

Burglary - Auto
Disturbance
Drunk in Public
Man Down
Suspicious Person/
Vehicle
Trespass/Unwanted
"Guest"
Vandalism
Vehicle: Abandoned,
Suspicious,
Tampering











Board of Directors

The Most Reverend
Robert Vasa
Bishop of Santa Rosa
Chairman

Rick Abbot
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Denise Dixon
Treasurer

Cathy Trione
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Tony Fiorello
Tony Hildesheim
Jim Nantell
Maridel Perlas
Loie Sauer, MD
Greg Steele
Mike Sullivan

Len Marabella
Chief Executive Officer

CARITAS VILLAGE FACT SHEET

February 24, 2020

1) What alternatives to the project did the city study and are these alternatives viable?

The EIR studied three alternatives: (1) no project; (2) site redesign; and (3) partial preservation. From the applicants' point of view, these alternatives are not feasible.

Alternative 1: No Project

The "no project" alternative does not meet most of the project objectives and, thus is infeasible.

Alternative 2: Site Redesign

The "site redesign" alternative would delay construction of Caritas Homes because the grant funds used to purchase the site require an emergency shelter to operate on the site for 55 years. The project has been designed so that Caritas Center and Caritas Homes Phase 1 could be constructed while the existing emergency shelter operates in the old hospital building. After the new Caritas Center is operating, the old hospital building would be demolished and Caritas Homes Phase 2 would be constructed. Alternative 2 would require all Homes construction to be delayed until after Caritas Center has been completed and the old hospital building torn down. The inability to sequence construction and operations in the manner proposed by the Project would cause at least an 18-month delay before construction of Caritas Homes. This delay jeopardizes Burbank Housing's, a co-applicant, ability to maintain existing Project funding awards. Thus far, Burbank Housing has commitments for \$13 million to fund Caritas Homes Phase 1, but these funds would be put at risk of rescission for lack of timely performance if Alternative 2 were adopted and there was an 18-month delay for Caritas Homes.

Board of Directors

Alternative 3: Partial Preservation

The Most Reverend

Robert Vasa

Bishop of Santa Rosa

Chairman

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Jim Nantell

Maridel Perlas

Loie Sauer, MD

Greg Steele

Mike Sullivan

Summary:

- o Estimated \$2.25 million dollars in extra cost for Caritas Center
- o Estimated 15-month delay for both Caritas Homes & Caritas Center
- o Caritas Homes loss of funding for failure to start construction on time for this and future projects; and, additional expense due to escalation of construction costs.

Alternative 3 would require the two houses currently at 512 and 520 Morgan Street to be moved to the two vacant lots on A street. The sequence of steps and the estimated time to move the 2 houses indicates that Alternative 3 would **delay the construction of both Caritas Center and Homes Phase 1 for up to 15 months.**

This delay in construction would: **(1) jeopardize an extraordinary funding opportunity for Caritas Homes; (2) increase Project costs for both Caritas Center and Caritas Homes Phase 1 because construction costs are increasing at a minimum rate of 4% per year; and (3) reduce the amount of New Market Tax Credits available to one of the applicants, Catholic Charities.** Even more importantly, delayed construction will delay providing essential services to people experiencing homelessness and delay the ability to provide 128 permanently affordable housing units, while the City is experiencing a housing crisis and a homeless emergency crisis. **The total cost increase to Caritas Center alone caused by Alternative 3 and its delays would be over \$2M, and significantly more for Caritas Homes.**

2) During construction, how does Charities plan to continue providing services drop-in services?

Len Marabella

Chief Executive Officer

Catholic Charities family shelter and other services located within the old hospital will remain undisturbed during construction of Caritas Center. **For our drop in services, we are planning to use existing space on the block, and the exact location will depends on phasing of construction and the city's approvals. We are committed to maintaining services and upholding our good neighbor policy which includes security, denying services to those who are being a public nuisance**

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3) How will the site be managed during the construction – phases for Caritas Center and Caritas Housing?

1. All construction activities for the building of Caritas Center will take place on the Caritas Center site. The future Caritas Center surface parking lots will be used for the staging of construction materials and equipment.
2. For the construction of Caritas Homes Phase 1 the staging of construction materials and equipment will take place in the 7th Street right-of-way. The EIR has analyzed the impacts of the closure of 7th Street for a period of 2 to 4 years. The impacts were determined to be minimal.

4) Why are we going to the Cultural Heritage Board/Design Review after the Planning Commission and City Council?

The applicants are following the city's process and this question is best answered by city staff.

5) Why can't we move 608 Morgan Street (from a structural standpoint)?

The structure will not survive relocation. Our structural engineer evaluated the four-plex and found that it suffers from moisture infiltration and that it must be split into two pieces in order to move it. Because the moisture decay has compromised the structure, it will not survive relocation. Please see letter from MKM & Associates dated May 14, 2019.

Len Marabella

Chief Executive Officer

Board of Directors

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Len Marabella
Chief Executive Officer

6) What is the interim plan for 600 Morgan Street to mitigate impact on neighborhood?

We plan to continue to offer drop in services in accordance with our conditional use permit and our mission to serve those most in need. All program participants will continue to be screened through an eligibility process. As part of acceptance into the program each participant signs a program agreement that outlines expected behaviors, prohibited activities and responsibilities including good neighbor rules that are enforced by Catholic Charities staff to ensure that participants are not loitering in the neighborhood (both during [daytime] and after [nighttime] program operation hours). Catholic Charities' "on-call" phone is staffed 24 hours a day to respond to potential neighborhood concerns and holds quarterly meetings with the St. Rose Neighborhood residents, business leaders, and the public. Catholic Charities has regular daytime patrols and nighttime patrols; a mobile staff person and an "on-call" staff person to provide an immediate response to neighbor concerns, so long as it is safe to do so; and maintains logs of all patrols, calls, incidents, and responses. Catholic Charities strives to respond to neighborhood concerns in a way that respects the needs of the neighborhood, programs, and program participants. All Catholic Charities' good neighbor practices will remain in effect and operations at the new Caritas Center.

7) Why do the applicants want to demolish all the Morgan Street structures?

Please see discussion about the Alternatives above. Also, it is important to understand that Catholic Charities has been practicing adaptive re-use on this site for decades. Adaptive reuse occurs in lieu of demolishing a structure and requires the existing structures to accommodate modifications for a new use. An example of adaptive reuse includes converting old houses to an office use. The old hospital has been used as an emergency shelter for decades and the houses on Morgan Street were converted to a navigation center many years ago. Catholic Charities has engaged in adaptive reuse of many of the structures on this site for decades.

These structures are obsolete and need significant repairs, presenting a challenge for current programs. Even if they could be restored, they are simply too small to accommodate an expanded emergency shelter and support services for homeless families and the current daytime homeless

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Len Marabella

Chief Executive Officer

population. Additionally, the houses if restored, would house fewer than 20 people, compared to 126 dwelling units (for 222 new residents). Furthermore, adaptive reuse of these structures is not consistent with the Project’s objectives, which are set forth in the EIR.

Finally, city policies specifically allow demolition of structures in historic districts. The applicants understand that they will be required to mitigate the impacts of demolition, as directed by the city. Examples of mitigation include but are not limited to, documenting or making a permanent record of the structures, identify salvageable materials and potential buyers or recipients for the materials, and moving structures elsewhere within the district.

8) Why is this project moving so fast?

The City’s General Plan gives preference to affordable housing projects by prioritizing them. 100% of the units in this project are affordable. General Plan Policy H-C-6 requires the city to:

[f]acilitate higher-density and affordable housing development in Priority Development Areas (PDA), which include sites located near the rail transit corridor and on regional/arterial streets for convenient access to bus and rail transit. Implement existing PDA specific plans—the Downtown Station Area Specific Plan and the North Santa Rosa Station Area Specific Plan—and develop new plans, such as the Roseland Specific Plan, to encourage the development of homes that have access to services and amenities.

The project site is in a Priority Development Area, near the Downtown Transit Mall, the SMART Train, and Bus Route 10, and the site is in the Downtown Station Area Plan.

Please see above responses about delays and lost funding, and increased costs. Additionally, we have a crisis for people experiencing homeless now. The City declared an emergency because of the homeless situation on August 9, 2016 (City Council Resolution 28839) and has renewed and reaffirmed the emergency several times, most recently on December 17, 2019 (Resolution 2019-188) Additionally, we also have a housing crisis now. The project will help to address both of these emergencies.

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Len Marabella
Chief Executive Officer

9) How many people will Caritas Housing house?

Caritas Homes will result in 222 new residents.

10) What are the parking findings?

1. For Caritas Homes: The City may approve a decrease in parking spaces after finding that “[t]he number of parking spaces approved will be sufficient for its safe, convenient and efficient operation of the use, and will be compatible with the neighboring properties.” (Santa Rosa City Code section 20-36.050, subd. (C)(2)(a).) Caritas Housing is asking for 54 rather than 128, parking spaces for the residents of Caritas Homes. The project is located within the Downtown Station Area Specific Plan boundary and is near the SMART station, the Transit Mall, several City Bus routes, and other alternative modes of transportation such as biking and walking. Caritas Homes will generate a lower parking demand from the standards specified in the Zoning Code. The applicants studied a smaller housing development with similar occupants and the study concluded that peak demand at Caritas Homes is 49 parking spaces, thus 54 spaces is adequate for the proposed occupants. (W-Trans Parking Study dated February 5, 2020)
2. For Caritas Center: Because the Project is located in the Downtown Station Area Specific Plan no parking is required for Caritas Center employees. Required parking for homeless families and individuals is 25 spaces for which the Project will provide 48 spaces of surface parking. Overflow parking needed for employees will be available at either City Garage No. 1 and/or at the Santa Rosa Plaza Mall.

11) When will we move in and operate?

1. Current Schedule for Caritas Center: Occupancy in May+/- 2022.
2. If delayed by Alternative 3: Caritas Center Occupancy in late 2023.

12) How will people be selected to move into the units?

Burbank Housing will be managing the selection process, which will focus on the populations specified by the funding package that is ultimately secured. To date, 49% of the units of Homes Phase 1 are slated for individuals who are currently homeless, while the remaining 51% are likely to include working families and individuals who are not necessarily homeless but who meet specific income limit requirements.

Toomians, Kristinae

From: Susan Spaulding <spauld@sonic.net>
Sent: Tuesday, February 25, 2020 2:26 PM
To: Toomians, Kristinae
Subject: [EXTERNAL] re Caritas and other multi-story buildings

Hi,

Just an earthquake safety thought.

I researched what was safe (I was going to buy a house a couple of years ago) regarding a Rogers Creek earthquake of about 6.3.

You were safe in a one-story and possibly two-story dwelling in Santa Rosa (perhaps not near the actual fault lines nor adjacent to creeks).

I wonder what earthquake standard are in place for multi-story buildings these days. I hope no soft story on the first floor is planned.

I pitched the problem to a PD reporter but he urged me to get in touch with the planning department.

So now I'm doing just that.

Wishing you my best,

Susan Spaulding

Klute Street resident

Toomians, Kristinae

From: Renee Riggs <renee.riggs@gmail.com>
Sent: Tuesday, February 25, 2020 2:03 PM
To: _PLANCOM - Planning Commission
Cc: Toomians, Kristinae; _CityCouncilListPublic
Subject: [EXTERNAL] Caritas Village Project

Chair Cisco and Planning Commission members,

My friend, Jenny Bard, sent this to you recently regarding the proposed Caritas Village project. As I started to put my own letter together, I realized that I could not improve on what Jenny sent. So I'm resending in the hopes that you'll read it again and hope that it makes a difference.

Dear Chair Cisco and Planning Commission members,

As a resident of an historic neighborhood, I am writing to urge the Planning Commission to consider alternatives included in the Final EIR for the proposed Caritas Village project that would preclude demolition of an entire block of homes in an historic neighborhood. The proposed project includes tearing down historic homes and structures located within the St. Rose Preservation District, one of the city's most cherished historic neighborhoods, in spite of the fact that these buildings are listed as contributors to the district.

Projects and policies that foster increased housing are critical, especially for our most vulnerable and at-risk populations. But not at the expense of demolishing an entire block of historic homes and structures. This should not be acceptable to the city and sets an unacceptable precedent.

Santa Rosa has long supported and encouraged preservation of historic neighborhoods. Many city documents state the city is in support of preserving our historic neighborhoods and promote infill and adaptive reuse over demolition.

General Plan policies also recognize the importance of protecting and ensuring long-term historic preservation in Santa Rosa by encouraging preservation of historic structures, as well as their surrounding setting in areas of new development and redevelopment, **and by discouraging demolition of historic resources.**

General Plan excerpts:

Goal HP-B: Preserve Santa Rosa's historic structures and neighborhoods.

11-1 VISION In 2035, several Santa Rosa neighborhoods are designated as historic preservation districts, ensuring protection of historic structures that contribute to the city's character and charm. Restoration of historic structures continues, preserving Santa Rosa's architectural heritage.

The FEIR includes two alternatives that would preserve homes and should be considered by the Planning Commission and City Council. Additionally, relocation of historic homes should also be considered.

Thank you in advance for your consideration of these comments.

Sincerely,

Jenny Bard

Renee Riggs
220 Bicentennial Wy #313
Santa Rosa CA 95403
renee.riggs@gmail.com
H- 707-536-9248
C- 214-538-0878

Toomians, Kristinae

From: Maloney, Mike
Sent: Tuesday, February 25, 2020 1:55 PM
To: Toomians, Kristinae
Subject: FW: [EXTERNAL] SCTLG supports Caritas Village

From: Willard <willard@sonic.net>
Sent: Tuesday, February 25, 2020 1:51 PM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] SCTLG supports Caritas Village

SCTLG

SONOMA COUNTY TRANSPORTATION & LAND-USE COALITION

February 24, 2020

Patti Cisco, Chair, and members of the Santa Rosa Planning Commission

Via email

Re: Support for Caritas Village Project — Agenda Item #10 — February 27, 2020

Dear Chair Cisco and members of the Commission:

On behalf of the Sonoma County Transportation and Land-Use Coalition, I urge approval of the Caritas Village project, which would establish a much-needed comprehensive homeless support services facility close to the center of the City as well as 126 units of affordable housing. As you may know, our organization has been advocating for compact, walkable urban development along the rail corridor since 1991. We advocate relaxing height limits and eliminating parking minimums in the City core.

Appendix F of the EIR contains a thorough analysis of the historic resources in the project area and adequately addresses the issue of being within the St. Rose Historic District. The parking study found that a facility similar to the proposed housing used about 0.3 parking spaces per unit, so

the proposed 0.7 spaces per unit should be adequate. Also, the project is adjacent to the largest parking structures in the City and arrangements can be made to use those structures. We endorse using the density bonus to increase building heights above those allowed in an historic district.

For the foregoing reasons, the Sonoma County Transportation and Land-Use Coalition supports the Caritas Village project. If you have further questions, please contact Willard Richards at: (707) 575-7160 <willard@sonic.net>

Cordially,

A handwritten signature in black ink that reads "Willard Richards". The signature is written in a cursive, slightly slanted style.

Willard Richards, Chair

Cc: Santa Rosa City Councilmembers

Address:

Notes:

We haven't had too many experiences and mostly just understand they need more options. Hoping this helps!

Signature/Date: *Kenn N. Brown* 2/22/20

Dear Santa Rosa Planning Commissioners/ City Council Members,

I urge you to support this vital project.

I have lived at 224 10th St. for 13 years, and am a part of the St. Rose/ West End Neighborhood. I appreciate the important work that Catholic Charities does in my neighborhood to meet the basic needs of children and adults experiencing homelessness, and even more importantly, to make sure they find permanent housing as quickly as possible.

I support the Caritas Village project because it will allow Catholic Charities to help far more people find a place to call home.

I have witnessed firsthand the limitations of their facilities on Morgan and A streets, which are old, cramped, and unable to serve their purpose any longer. There is a severe lack of privacy and space for anyone trying to receive services, and the buildings don't lend themselves to security or safety.

There will be several neighborhood benefits as part of the project, including increased pedestrian safety with more lighting and improved sidewalks, making the neighborhood safer and more walkable for everyone.

In addition, it will double the number of people who find housing each year, and will go a long way towards solving our community's homelessness and housing crisis. This will not only enhance the lives of the people we are helping, but will also enhance the quality of life in the neighborhoods we live in.

Our county, city, and neighborhoods are facing real crises of homelessness, and housing. Caritas Village is a worthwhile step towards improving quality of life for all.



Address:

Notes:

I want as much consideration as possible given to the historic bungalows and apartment building before demolition. This could mean moving them elsewhere or placing them in a different place on the plot.

Rosalie Sulgit-Shay

Signature/Date:

Rosalie Sulgit-Shay 2/19/20

Dear Santa Rosa Planning Commissioners/ City Council Members,

I urge you to support this vital project.

I have lived at 231 10th St. ^{most of the past} for 42 years, and am a part of the St. Rose/ West End Neighborhood. I appreciate the important work that Catholic Charities does in my neighborhood to meet the basic needs of children and adults experiencing homelessness, and even more importantly, to make sure they find permanent housing as quickly as possible.

I support the Caritas Village project because it will allow Catholic Charities to help far more people find a place to call home.

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480 Hillsdale Dr.
Santa Rosa, CA 95409
January 17, 2020

Dear Planning Commissioners and City Council Members:

I have lived in Santa Rosa for 17 years. During that time housing and homelessness have been huge problems! Caritas Village project is a critically, important step in beginning to address this need for affordable housing!

Please do not delay moving this project ahead! We all have read the statistics about the huge needs! We can no longer ignore them!

Sincerely,
Jackie Kinney

**730 Morgan Street
Santa Rosa, CA 95401**

Hello, I am Robyn Cleaves and I give permission to _____ to read my letter.

I have lived at 730 Morgan Street since 2015. It is one of the homes on The Saint Rose Preservation District's Walking Tour. It is a Queen Anne Cottage and is called the John Schroeder House, and was built between 1904 and 1907. I moved into this house, sight unseen, from Washington state because of its charm. Being right along the freeway and very close to several shelters, the neighborhood has its challenges but I love living here.

As an ED Registered Nurse working at Kaiser Permanente in Santa Rosa, I care for many homeless people regularly. They are individuals with stories and burdens. They are all someone's sister, brother, daughter, son, mother, father. I treat them all with compassion because they are human beings deserving of respect. It is easy to label them "The Homeless Problem." But this takes away the humanity of those that struggle to get through life. Compassion is a strength that allows us to understand others and see that we are more alike than different. As an RN I want to help those in need.

And that is what Catholic Charities and Caritas Village will do. Catholic Charities helps people. Due to Catholic Charities current facilities, their resources are limited. This new facility will allow CC to house and help so many more people.

And contrary to some opinions, I do not believe Caritas Village will increase the amount of people in need of help to congregate in the neighborhood. With the larger facility, people will not need to hang out in the streets as they will be accommodated within the building itself. CC is the embodiment of compassion. They see others suffering and are motivated to relieve that suffering.

They need this Caritas Village in order to do so. I fully support this, as an RN and a long-term member of this neighborhood.

Thank you,

Robyn Cleaves

Address:

Notes:

See Letter

Signature/Date:

 ROBYN CLEAVES 23 Feb 2020

Dear Santa Rosa Planning Commissioners/ City Council Members,

I urge you to support this vital project.

I have lived at 730 Morgan for 4.5 years, and am a part of the St. Rose/ West End Neighborhood. I appreciate the important work that Catholic Charities does in my neighborhood to meet the basic needs of children and adults experiencing homelessness, and even more importantly, to make sure they find permanent housing as quickly as possible.

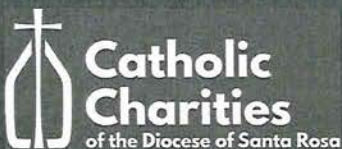
I support the Caritas Village project because it will allow Catholic Charities to help far more people find a place to call home.

I have witnessed firsthand the limitations of their facilities on Morgan and A streets, which are old, cramped, and unable to serve their purpose any longer. There is a severe lack of privacy and space for anyone trying to receive services, and the buildings don't lend themselves to security or safety.

There will be several neighborhood benefits as part of the project, including increased pedestrian safety with more lighting and improved sidewalks, making the neighborhood safer and more walkable for everyone.

In addition, it will double the number of people who find housing each year, and will go a long way towards solving our community's homelessness and housing crisis. This will not only enhance the lives of the people we are helping, but will also enhance the quality of life in the neighborhoods we live in.

Our county, city, and neighborhoods are facing real crises of homelessness, and housing. Caritas Village is a worthwhile step towards improving quality of life for all.



Caritas Village

Address:

Notes:

Please see if a planter barrier can be put on 8th and Morgan St. or if traffic can be rerouted.

Signature/Date:

Neil Marshall

Dear Santa Rosa Planning Commissioners/ City Council Members,

I urge you to support this vital project.

I have lived at 740 Morgan St. for 10 years, and am a part of the St. Rose/ West End Neighborhood. I appreciate the important work that Catholic Charities does in my neighborhood to meet the basic needs of children and adults experiencing homelessness, and even more importantly, to make sure they find permanent housing as quickly as possible.

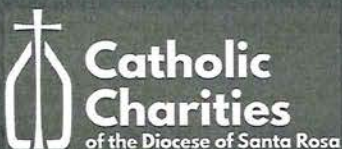
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Address:

931 Washington St
Santa Rosa, CA 95401

Notes:

Signature/Date:



2/22/20

Dear Santa Rosa Planning Commissioners/ City Council Members,

I urge you to support this vital project.

I have lived at 931 Washington St for 1 years, and am a part of the St. Rose/ West End Neighborhood. I appreciate the important work that Catholic Charities does in my neighborhood to meet the basic needs of children and adults experiencing homelessness, and even more importantly, to make sure they find permanent housing as quickly as possible.

I support the Caritas Village project because it will allow Catholic Charities to help far more people find a place to call home.

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Caritas Village

Address: 931 Washington St Santa Rosa CA 95401

Notes:

Signature/Date:



2.24.20

Dear Santa Rosa Planning Commissioners/ City Council Members,

I urge you to support this vital project.

I have lived at 931 Washington St for 2 years, and am a part of the St. Rose/ West End Neighborhood. I appreciate the important work that Catholic Charities does in my neighborhood to meet the basic needs of children and adults experiencing homelessness, and even more importantly, to make sure they find permanent housing as quickly as possible.

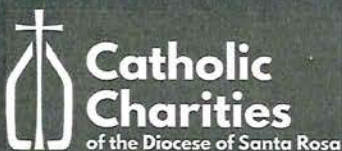
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Caritas Village



May 20, 2019

Dear Planning Commissioners/City Council Members:

On behalf of American Medical Response, I am writing to ask you to support and approve the Caritas Village project as a critical improvement in our community's resources for people experiencing homelessness. We as healthcare providers are all too aware of the destructive toll that homelessness takes on a person's health. In fact, homelessness is one of the most serious medical conditions a person can face. Fortunately, there is a cure. Housing.

Catholic Charities' Caritas Village represents the single largest effort to house the homeless in Sonoma County history. From a medical perspective, what excites me most about Caritas Village is the idea that 1,300 people per year will find permanent housing there, and they'll also get the support services they need to stay housed. The potential impact of this kind of housing and support on Sonoma County's healthcare system cannot be overstated.

I'm enthusiastic, too, about the fact that there will be an onsite health clinic at Caritas Center. It will be replicating successful models that co-locate dignity services like showers and laundry with both scheduled and walk-in health care, including mental health services. Some of these models have proven able to serve patients in a way that standalone clinics have not.

We at American Medical Response are proud to support Caritas Village, because it will bring housing to thousands of people, many of whom receive care from our organization, and because it represents a unique opportunity to provide accessible and attractive healthcare to the most vulnerable populations in Sonoma County. In fact, I believe we have only just begun to uncover all the possibilities for collaboration, innovation, and improved outcomes that Caritas Village will create.

We encourage you to join us in supporting this monumental effort, and to call upon others in our community to do the same.

Sincerely,

A blue ink handwritten signature, appearing to read 'D. Anderson', with a long horizontal flourish extending to the right.

Dean B. Anderson
AMR Regional Director

15 May 2019

Dear Planning Commissioners and City Council Members:

Phil and I would like to share our enthusiastic support of the Caritas Village project.

You already know the statistics, so you understand that with the thousands of homes lost to fires and the high cost of housing in Santa Rosa and Sonoma County, the huge numbers of homeless and unsheltered have grown even larger. Affordable housing is absolutely crucial for our communities.

Caritas Village will be an enormous help in alleviating some of these issues. It will provide 128 much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders. Caritas Village will provide substantial resources to parents, veterans, retirees, and others who deeply need our help.

We owe it to those who desperately need our help to follow through on this project. Caritas Village is a necessary step towards alleviating some of our biggest community issues, and building a stronger Santa Rosa and Sonoma County together.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Johannes".

Barbara Johannes
The Sea Ranch
California 95497
(Formerly of Santa Rosa)

Betsy Timm

436 Rusty Drive
Santa Rosa CA
707-545-2871
Betsy101@sonic.net

January, 2020

Dear Planning Commissioners and Santa Rosa City Council Members:

The timing could not be better to support the Caritas Village project. People who are homeless — a growing population amid meager affordable housing, who suffer from local and personal calamities — are in dire need of housing, support services, and safe places to store their meager belongings.

You know the statistics. You know that multiple robust endeavors are needed to help stem this crisis. And by now you know what Caritas will offer: 128 affordable homes and panoply of services for all kinds of people in need.

I have studied the plans and heard the architect. This project will be neighborhood friendly while offering privacy and security to clients and residents.

This is a grand and timely opportunity. Please move this critical project forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Betsy Timm", written in a cursive style.

Betsy Timm

2390 Goodwin Ave.
Pennngrove CA 94951.
January 21, 2020

Dear Planning Commissioners/ City Council Members:

I would like to share my support of the Caritas Village project.

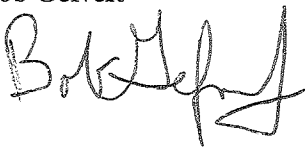
Homelessness and housing are the two biggest issues currently facing our county. In 2016, Santa Rosa declared homelessness a state of emergency and in July 2018, Sonoma County did the same. Catastrophic wildfires that destroyed nearly 5,300 homes worsened the crisis. Currently, almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered.

Caritas Village will be an enormous help in alleviating some of these issues. It will provide 128 much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future support a vibrant community. This is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who deeply need our help.

We owe it to Santa Rosa to follow through on this project. Caritas Village is a necessary step towards alleviating some of our biggest community issues, and building a stronger Santa Rosa and Sonoma County together.

Sincerely,

Bob Gefvert

A handwritten signature in black ink, appearing to read "Bob Gefvert". The signature is stylized and cursive, written over the printed name.



January 21, 2020

Santa Rosa City Council
City Hall
100 Santa Rosa Avenue
Santa Rosa, CA 95404

Mayor Schwedhelm and Members of the City Council,

On behalf of the Santa Rosa Metro Chamber of Commerce, I am writing to share my support of the proposed Caritas Village Project.

Homelessness and the housing crisis are having significant negative impacts on our local economy and businesses. The Chamber recognizes the need for housing with wrap around services for those experiencing homelessness as a crucial piece of this community challenge. Caritas Village will double the number of people who find permanent housing each year and help alleviate the homelessness and housing crisis in our county. Making sure that our neighbors across the economic spectrum have permanent, affordable homes is good for Sonoma County and good for business.

We urge you to support this critical project and move it forward as quickly as possible. Our county and city are facing real economic challenges. Caritas Village will make a lasting improvement to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Rumble", written in a cursive style.

Peter Rumble, CEO

January 22, 2020

Each Councilmember, Santa Rosa City Council
c/o Santa Rosa City Clerk
100 Santa Rosa Avenue, Room 10
Santa Rosa, California 95404

Re: **Proposed Caritas Village Project located at "A", Morgan, 6th, and 7th Streets, Santa Rosa, CA**

Dear City Council Members and Planning Commissioners:

Cornerstone Properties, a local owner/manager of commercial real estate located throughout Sonoma County, would like to convey its strong support for the proposed Caritas Village Project, and we encourage you to expedite approval.

Homelessness, and the housing shortage in general, are arguably the two most important issues currently facing our county, and the cities located within it. In 2016, the City of Santa Rosa declared homelessness a state of emergency and, in July of 2018, the County of Sonoma did the same. Subsequently, catastrophic wildfires destroyed nearly 5,300 homes, worsening the crisis. Presently, almost 3,000 people in Sonoma County are experiencing homelessness, approximately 2,000 of which are unsheltered.

Because of the housing shortage and other factors, rents in Sonoma County have become uneconomic for many households, and the wildfires have also exacerbated this issue. Thus, additional affordable housing has never been more critical for our community.

Caritas Village, if approved, will help alleviate these issues by:

- (A) adding 128 units of permanent affordable housing for those in need, and
- (B) providing an emergency family shelter, a housing-focused service center, and other programs to help homeless people transition from the streets, cars and tents to more secure housing in the community (including services focused on parents, veterans, retirees and others needing help).

Caritas Village is a logical step towards alleviating the issues described above, and Cornerstone urges the approval to move forward with it.

Very truly yours,

Alon Adani

Alon Adani, Principal
Cornerstone Properties and its Affiliates

CHURCH OF THE
incarnation



550 MENDOCINO AVENUE | SANTA ROSA | CA 95401
707 579 2604 | incarnationsantarosa.org

Dear Planning Commissioners and City Council Members:

As a faith leader in downtown Santa Rosa, I am writing to express my support for the Caritas Village Project. As all of us know, homelessness has reached a crisis level in our community. Of our neighbors who are experiencing homelessness, 85% of them lived here in Sonoma County before losing their housing. I spend time with our homeless neighbors every week: some are members of my congregation, some are guests at our Sunday morning breakfast program. While I'm proud to be part of a faith community that actively cares for our neighbors, nothing can solve the underlying problem of homelessness except actually providing affordable homes for those who need them.

Caritas Village is a major step toward remedying this situation. It will include a housing-focused service center, an emergency family shelter, and 128 units of permanent affordable housing for those in need. It will replace Catholic Charities' aging facilities on Morgan and A Streets, which currently serve 2,000 people a year.

I hope you will support this important project. Our county's spirits, and our housing supply, have been hit hard in these past two years. But projects like Caritas Village can help us continue to rebuild, rebound, and grow even stronger.

Sincerely,

The Rev. Dr. Stephen R. Shaver
Rector, Episcopal Church of the Incarnation

Dear Santa Rosa City Council Members,

I whole heartedly support The Caritas Village Project for the following reasons:

The location of Caritas Village is ideal because people are familiar with the family shelter and drop-in center on A street, and it is accessible by public transportation and foot traffic.

The partnership between Burbank Housing and Catholic Charities provides experience, expertise and history of providing affordable rental and for sale homes in Santa Rosa.

The Caritas Village Project not only provides safe, affordable housing for homeless, but also offers services to help people become independent and contributing citizens.

The Caritas Village Project will go a long way to help solve the problem of homelessness and lack of affordable housing that exists in our community.

The establishment of Caritas Village will help Santa Rosa and Sonoma County build a strong, safe community.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Connie Pearson".

Connie Pearson
346 Pythian Rd.
Santa Rosa, CA 95409

DENNIS J. BYRNE

ATTORNEY AT LAW

February 25, 2020

Dear Santa Rosa Planning Commissioners,

Dear Santa Rosa City Council Members,

I would like to give my wholehearted support of the Caritas Village project. I urge you to approve this critical project.

I have been involved with Catholic Charities since 2000, serving on the Board of Directors on two occasions. I am currently on the Board of Directors.

I know that the City of Santa Rosa values and supports the services that Catholic Charities provides, on a non-denominational basis, to the homeless living in Sonoma County and in Santa Rosa in particular (as well as its other services for seniors, immigrants and other persons in need). Caritas Village presents a once in a lifetime opportunity to greatly improve the homeless services provided by Catholic Charities and to add 128 units of desperately needed permanent, supportive affordable housing in Santa Rosa.

I will not belabor the need for Caritas Village and the enhanced and improved services it will provide. I would like to address the objections to the location of Caritas Village, which appears to be the only objection to its approval.

The present location for Caritas Village is the best location available in Santo Rosa for this project. Caritas Village is located near downtown and near available transit services. This will enable the persons living in the emergency family shelter, the Nightingale Recovery Center and the affordable housing units access to other services, health care and employment opportunities. There is no other location so centrally located in Santa Rosa for a project of this type.

Will this project have some impact on the Saint Rose Historical District? Yes, but it will be less than what the persons objecting to the project claim. Catholic Charities is already providing the same services at this location, except for the Nightingale Recovery Center, that it will continue to provide with Caritas Village. The difference will be that the homeless services and emergency family shelter will be provided in an attractive new building rather than in the dilapidated old Santa Rosa General Hospital and other buildings on the site, some of which are unusable. The new building for the homeless services, emergency family shelter and Nightingale Recover Center will enhance the neighborhood, not detract from it. It is bordered on two sides by the Santa Rosa Mall parking garage and on one side by the freeway. I do not understand how anyone can claim this is not an improvement over the existing situation.

The 128 units of affordable housing units are designed to provide an architectural transition between the buildings in the Saint Rosa Historical District and the Santa Rosa Mall. Again, this is much better than what currently exists at the site and other types of development that could be built in this location.

The likely mix of residents at the 128 affordable housing units will be individuals, couples and families of all ages and background, much like the current mix of residents in the Saint Rose neighborhood. The new residents will add vitality to the neighborhood, not detract from it.

Caritas Village will be an enormous help in alleviating the issues of homelessness and affordable housing. It will provide 128 much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future support a vibrant community. This is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who deeply need our help.

Tremendous thought and effort has gone into designing this project to address the concerns of the neighborhood and of the City of Santa Rosa. Ultimately it will have some impact on the adjacent neighborhood, some positive some that there will always be people that oppose. However, as the saying goes, "Don't let perfect stand in the way of good." No project will ever be perfect from everyone's viewpoint. This project is very good and will provide much needed services and affordable housing.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dennis J. Byrne".

Dennis J. Byrne

February 21, 2020

Dear Santa Rosa Planning Commissioners,

This is a letter of support for the Caritas Village project and an expression of my desire that you to move this project forward.

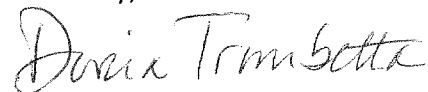
I support Caritas Village as it is a proactive step to addressing the problem of generational poverty in our community. The Family Support Center will provide housing for families experiencing homelessness and offer services to at least two generations of family members with the goal of supporting their movement out of poverty. Until parents can move from factors that causes poverty, children will continue to be without the support they need to become healthy, engaged, and successful members of society. Until we offer children social, emotional, and educational support that their parents may be unable to offer, these children will continue to have a difficult, if not impossible, pathway out of poverty. Caritas Village offers a two-generation solution to moving families into the mainstream of society.

Homelessness and housing are problems in our community that must be addressed. Newly strengthened families need places to live, as do the almost 3,000 homeless and unsheltered people in Sonoma County. Rents in Sonoma County are unaffordable across income levels; the fires have magnified this issue tremendously. Affordable housing is a critical issue for our community. Caritas Village will not solve the problem of homelessness, but it will go a long way to support families who are working to escape poverty. It will strengthen parents who are raising the children that are our future.

Caritas Village will be an enormous help in alleviating some of these issues. It is an unprecedented opportunity to provide more substantial resources to families and other vulnerable individuals who need our help.

It is time that Santa Rosa stops reacting to crisis points and begins looking at the big picture. Spending our resources to react to the emergency of the month does not solve the problems that led to the emergency. Caritas Village a visionary and resourceful opportunity to get in front of the causes of poverty and should be moved forward.

Sincerely,

A handwritten signature in cursive script that reads "Doria Trombetta".

Doria Trombetta

Gale J. Brownell
955 McFarlane Avenue
Sebastopol, CA 95472
707 823-8943 (home)
707 953-8988 (cell)
gbrownell@sonic.net

June 19, 2019

Dear Planning Commissioners/ City Council Members:

I, Gale Brownell, would like to share my wholehearted support of the Caritas Village project.

We are well aware of the effects of the fires, floods, and conversion of homes to vacation rentals that have created the need for thousands of additional housing units throughout our county. What is not so often recognized was that before those events, the Sonoma County Community Development Commission documented the need for nearly 6,000 additional homes in our county.

Rents in Sonoma County were unaffordable across income levels; the events mentioned above only intensified a terrible situation. Nearly half of renters pay 30 percent or more of their income on rent. Therefore, affordable housing has never been more crucial for our communities.

I remember studying American history as a 5th grader and seeing pictures of Americans living in tenements from the turn of the century, and Hoovervilles during the Great Depression. I wondered then how we could allow children in the USA to grow up in such deprivation, and adults to live in such poor conditions. A significant proportion of the population in our local communities (and across the nation) are living in similar deplorable, conditions.

Caritas Village will be an enormous help in alleviating some of these issues. It will provide 128 much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future support a vibrant community. Our Housing First policy has demonstrated that when we make supportive services available with the missing affordable housing, a substantial majority of the people are able to get on their feet and ultimately prosper. This is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who deeply need our help.

I worked in your Department of Housing and Redevelopment for twenty years, providing staff support for policy decisions your predecessors made to help in the development of several thousand affordable units. We also worked to redevelop the Site where Caritas will be located as the Family Support Center, the Morgan Street drop-in center, and transitional housing. The Housing Authority provided funding to rehabilitate the structures; the Redevelopment Agency and City provided a small parcel of land so the entire block was available for possible future development, as proposed today. It was a productive form of land banking which you have the opportunity to realize now.

We owe it to Santa Rosa and its citizens to follow through on this project. Caritas Village is a necessary step towards alleviating some of our biggest community issues, and building a stronger Santa Rosa and Sonoma County together.

Sincerely,
Gale J Brownell
Santa Rosa Housing Programs Manager, retired



Hazel Harris
hharris@safariwest.com
707-318-2269

Dear Planning Commissioners/ City Council Members:

I would like to share my wholehearted support of the Caritas Village project.

Homelessness and housing are the two biggest issues currently facing our county. In 2016, Santa Rosa declared homelessness a state of emergency and in July 2018, Sonoma County did the same. Catastrophic wildfires that destroyed nearly 5,300 homes worsened the crisis. Currently, almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered.

Rents in Sonoma County are unaffordable across income levels; the fires have magnified this issue tremendously. Nearly half of renters pay 30 percent or more of their income on rent. Therefore, affordable housing has never been more crucial for our communities.

Caritas Village will be an enormous help in alleviating some of these issues. It will provide 128 much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future support a vibrant community. This is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who deeply need our help.

We owe it to Santa Rosa to follow through on this project. Caritas Village is a necessary step towards alleviating some of our biggest community issues and building a stronger Santa Rosa and Sonoma County together.

Sincerely,

Hazel Harris



February 3, 2020

Dear Santa Rosa City Council Members and Planning Commissioners:

As Kaiser Permanente's Senior VP and Area Manager for the Marin-Sonoma Service Area, I am writing to ask for your support in approving the Catholic Charities' Caritas Village project. This critical project will not only improve our community's resources for people experiencing homelessness, but it will also improve the total health of our community — mind, body, and spirit.

Homelessness is one of the most serious medical conditions a person can face. Having a roof over your head, the support of community connectors, and access to social and behavioral health services is directly related to good health which is why we continue to support programs such as Caritas Village. In the last year alone, Kaiser Permanente has committed over \$30 million to house homeless residents and preserve affordability in Northern California as part of a multi-year effort to improve the health of our members and the communities we serve.

Caritas Village represents the single largest effort to house the homeless in Sonoma County history. It will address the needs of the currently homeless based on the Housing First model, including an emergency family shelter, service center, and comprehensive housing services such as location, navigation, stabilization, and financial assistance. Additionally, it will replicate successful models that co-locate dignity services like showers and laundry with an onsite health clinic, mental health services, and a recuperative facility for homeless individuals being discharged from area hospitals.

The mutually beneficial impact of providing housing and wrap-around services to more than 1,300 people per year — many of whom are medically fragile with multiple physical and behavioral health diagnoses — on Sonoma County's health care and public safety systems cannot be overstated.

We at Kaiser Permanente are proud to partner with Catholic Charities and support Caritas Village not only because it will bring housing to those in need, but also because it represents a unique opportunity to provide accessible and necessary health care to the most vulnerable populations in our community.

Thank you for your continued efforts and leadership in addressing the homelessness issue in Sonoma County. It is my hope that you will join us in supporting the Catholic Charities' Caritas Village project.

Sincerely,



Tarek Salaway, MHA, MPH, MA
Sr. Vice President and Area Manager
Marin-Sonoma Service Area

From: Laura Morgan <thesquig@yahoo.com>

Date: May 15, 2019 at 4:07:02 PM PDT

To: combs@srcity.org, vflaming@srcity.org, eolivares@srcity.org, crogers@srcity.org, jsawyer@srcity.org, tschwedhelm@srcity.org, hjtibbetts@srcity.org

Subject: Please support Catholic Charities' Caritas Village project

Dear City Council members,

I strongly urge you to support Catholic Charities Caritas Village project.

Based on my experience treating homeless patients and my direct observation of the work that Catholic Charities does to help them, there's no group around who does it better.

Please give them the go-ahead on this critical step toward solving the homeless problem in Santa Rosa.

Sincerely,

Laura Morgan, MD
Sebastopol

6/20/19

Dear Planning Commissioners/City Council Members:

On behalf of Santa Rosa Memorial Hospital- Care Network, I am writing to ask you to support and approve the Caritas Village project as a critical improvement in our community's resources for people experiencing homelessness. We as healthcare providers are all too aware of the destructive toll that homelessness takes on a person's health. In fact, homelessness is one of the most serious medical conditions a person can face. Fortunately, there is a cure. Housing.

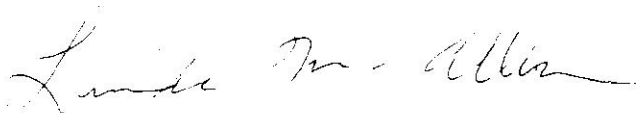
Catholic Charities' Caritas Village represents the single largest effort to house the homeless in Sonoma County history. From a medical perspective, what excites me most about Caritas Village is the idea that 1,300 people per year will find permanent housing there, and they'll also get the support services they need to stay housed. The potential impact of this kind of housing and support on Sonoma County's healthcare system cannot be overstated.

I'm enthusiastic, too, about the fact that there will be an onsite health clinic at Caritas Center. It will be replicating successful models that co-locate dignity services like showers and laundry with both scheduled and walk-in health care, including mental health services. Some of these models have proven able to serve patients in a way that standalone clinics have not.

We at Santa Rosa Memorial Hospital- Care Network are proud to support Caritas Village, because it will bring housing to thousands of people, many of whom receive care from our organization, and because it represents a unique opportunity to provide accessible and attractive healthcare to the most vulnerable populations in Sonoma County. In fact, I believe we have only just begun to uncover all the possibilities for collaboration, innovation, and improved outcomes that Caritas Village will create.

We invite to you join us in supporting this monumental effort, and to call upon others in our community to do the same.

Sincerely,



Linda Marie Allen, MSW

707-525-5300 x6463

MIKE THOMPSON

5TH DISTRICT, CALIFORNIA

COMMITTEE ON WAYS AND MEANS

SUBCOMMITTEE ON SELECT REVENUE MEASURES

CHAIRMAN

SUBCOMMITTEE ON HEALTH



CONGRESS OF THE UNITED STATES
HOUSE OF REPRESENTATIVES
WASHINGTON, DC 20515

DISTRICT OFFICES:
2721 NAPA VALLEY CORPORATE DRIVE
NAPA, CA 94558
(707) 226-9898
420 VIRGINIA STREET, SUITE 1C
VALLEJO, CA 94590
(707) 645-1888
2300 COUNTY CENTER DRIVE, SUITE A100
SANTA ROSA, CA 95403
(707) 542-7182
CAPITOL OFFICE:
406 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-3311
WEB: <http://mikethompson.house.gov>

February 6, 2020

Commissioner Patti Cisco
Chair, Santa Rosa Planning Commission
City Hall
100 Santa Rosa Avenue
Room 3
Santa Rosa, CA 95404

Dear Commissioner Cisco,

As a Member of Congress representing Sonoma County, I am writing to respectfully request you give the Caritas Village Project full and fair consideration. The Caritas Village Project involves the construction of the Caritas Center, a development combining a family and homeless support services facility to be operated by Catholic Charities of the Diocese of Santa Rosa (Catholic Charities) and Caritas Homes, an affordable housing development to be operated by Burbank Housing Development Corporation (Burbank Housing).

As you may know, the Caritas Center would consolidate the existing onsite Family Support Center and Homeless Services Center into a single building that would provide emergency shelter, a navigation center, transitional housing, wrap-around services, health services, and administrative offices. Caritas Homes would provide up to 126 permanent affordable housing units, plus two units for on-site managers.

I appreciate the important work that Catholic Charities and Burbank Housing are leading on behalf of people experiencing homelessness and housing instability. I hope you will give this project full and fair consideration.

Sincerely,


Mike Thompson
Member of Congress



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INGRID ESTRADA
CAO
Keysight Technologies

STEVE FALK
CEO Sonoma Media Investments
Press Democrat

RICHARD "DICK" GHILOTTI
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DR. YUNG-JAE LEE
Dean, School of Business and Leadership
Dominican University of California

KATHRYN LOWELL
Vice President, Government Affairs &
Advocacy
BioMarin

BRETT MARTINEZ
President & CEO
Redwood Credit Union

MEGAN MOORE
CAO
Buck Institute For Research on Aging

LESLIE PERRY
Partner
Perry, Johnson, Anderson, Miller
& Moskowitz LLP

JUDY SAKAKI
President
Sonoma State University

SHANNON THOMAS
Administrator/Chief Nurse Executive
Novato Community Hospital
Sutter Health

FRED VELA
Regional Vice President
Wells Fargo Bank

CYNTHIA MURRAY
President & CEO

KATE MURRAY
CAO



January 24, 2020

Dear Santa Rosa Planning Commissioners
100 Santa Rosa Avenue
Santa Rosa, CA 95404

Re: Support for the Caritas Village Project

Dear Santa Rosa Planning Commissioners,

North Bay Leadership Council would like to share our wholehearted support of the Caritas Village project. We urge you to move this critical project forward.

The North Bay Leadership Council is a public policy advocacy organization comprised of the leading employers of Marin, Sonoma, and Napa counties. Our top issue is housing. We recognize the urgent need for housing in our community.

Homelessness and housing are the two biggest issues currently facing our county. In 2016, Santa Rosa declared homelessness a state of emergency and in July 2018, Sonoma County did the same. Catastrophic wildfires that destroyed nearly 5,300 homes worsened the crisis. Currently, almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered.

Rents in Sonoma County are unaffordable across income levels; the fires have magnified this issue tremendously. Nearly half of renters pay 30 percent or more of their income on rent. Therefore, affordable housing has never been more crucial for our communities.

Caritas Village will be an enormous help in alleviating some of these issues. It will provide 128 much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future support a vibrant community. This is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who deeply need our help.

We owe it to Santa Rosa to follow through on this project. Caritas Village is a necessary step towards alleviating some of our biggest community issues, and building a stronger Santa Rosa and Sonoma County together.

Sincerely,

Cynthia Murray
President & CEO

Richard D. Bowman
Mary J. Bowman
1149 Forest Glen Way
Santa Rosa, CA 95404-6826

May 15, 2019

Dear Planning Commissioners/ City Council Members:

As long-term residents of Santa Rosa, 59 years and 66 years, respectively, we would like to share our wholehearted support of the Caritas Village project.

We believe that homelessness and housing are the two biggest issues currently facing our county. We recently learned that Santa Rosa declared homelessness a state of emergency in 2016 and the County of Sonoma did the same in 2018. The horrific wildfires that destroyed nearly 5,300 homes in 2017 worsened the existing crisis. It is our understanding, from attending an informational gathering at Catholic Charities, that almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered. Unfortunately, this is not even hard to imagine. We see the faces of the homeless daily. We are faced with this reality every time we go to the grocery store, to church, to the dentist, or traverse intersections throughout Sonoma County. We are deeply saddened to see so many people in such dire straits.

The incredibly high rents in Sonoma County go hand-in-hand with homelessness. Rents in Sonoma County are unsupportable across income levels. This issue has been gravely exacerbated by the multiple fires experienced here in Sonoma County and nearby areas. With nearly half of renters paying 30 percent or more of their income on rent, affordable housing has never been more crucial for our communities.

Caritas Village cannot solve all of the issues facing our community. However, Caritas Village will be an enormous help in alleviating some of these issues. Caritas Village will provide 128 affordable homes, where residents will be able to access services that will give them a chance to realize a brighter future. This is an unprecedented opportunity to provide more substantial resources to parents, children, veterans, retirees, and others who deeply need our help.

Caritas Village is an exciting opportunity to proactively address some of our biggest community issues, and build a stronger Santa Rosa and Sonoma County. Let's do it together!

Cordially yours,

Richard Bowman
Mary Bowman

February 20, 2020

Dear Santa Rosa Planning Commissioners:


Please support, as I do, the Caritas Village project. As a lifelong resident of Sonoma County, I have seen many changes. While it will always remain a wonderful place, we face challenges that have been exacerbated by the fires of the last few years.

While some of us are fortunate to have support systems in place to help deal with these issues, many do not. This project will provide much needed housing and social services to those working adults, families, veterans, and seniors who need help getting back on their feet.

We often talk of the need for affordable housing and of the homelessness issues the cities and County face. We can't expect local governments to tackle these problems alone. The community needs to do its share as well and supporting the organizations that work to alleviate these situations is one way we can help. Catholic Charities has a well- deserved reputation in this regard and has, no doubt, provided many services that would otherwise fall to the local governments. It has shown through its successful existing programs that it is committed to moving forward in a sustainable, responsible manner.

Please move this worthwhile project forward with your support.

Respectfully,



Barbara Roy
1310 Hill Road
Glen Ellen

February 20, 2020

Dear Santa Rosa City Council Members:

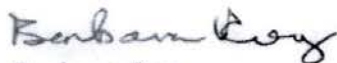
I urge you to support this project, Caritas Village, as a well-planned piece of the solution to the high cost of housing and its effect on homelessness in Sonoma County.

In addition to the inadequate amount of affordable housing, the devastation of the fires remains a significant impact in terms of housing and homelessness affecting working adults, families, veterans, and seniors in our communities.

This project addresses those challenges by providing 128 housing units as well as provides security and social services for those at risk who might otherwise be dependent on local government for assistance. Catholic Charities has shown by its successful existing services and programs that it leads in helping people responsibly transition to better life situations.

The people and officials of the cities and County showed tremendous caring toward others faced with misfortune during the fires. Please extend that caring and support this excellent project.

Respectfully,



Barbara Roy
1310 Hill Road
Glen Ellen

February 23, 2020

Dear Santa Rosa Planning Commission members:

I want to register my wholehearted support for the Caritas Village project. I view it as a great opportunity to alleviate the severe homeless problem by helping those who want to be helped into permanent housing. It will also help seniors and veterans and families who cannot afford available rentals.

Catholic charities and Burbank Housing have a proven track record. They can be counted on to provide good management.

I realize the project is in a historic district, and some may object to the magnitude of the project, but a huge mall is just across the street. I think the dire need for housing counter-balances any negative aspects.

The project is in a good location for public transportation. David Guhin, assistant city manager, Planning & Economic Development, City of Santa Rosa, says in the North Bay Business Journal that plans are being made to encourage high-density, transit-oriented multifamily development in downtown Santa Rosa.

This is a valuable project. I urge you to support it.

Sincerely,

A handwritten signature in cursive script that reads "Russell E. Dieter". The signature is written in black ink and is positioned above the printed name.

Russell E. Dieter, M.D.(retired)

Sharon K. McCarty

224 Felicidad Court, Santa Rosa, CA 95401

smccarty@sonic.net

(707)206-1005 cell; (707) 545-2462

January 22, 2020

Dear Planning Commissioners/ City Council Members:

I would like to share my wholehearted support of the Caritas Village project and urge you to move this critical project forward.

There are no secrets about homelessness and housing being the two biggest issues currently facing our county. In 2016, Santa Rosa declared homelessness a state of emergency and in July 2018, Sonoma County did the same. Catastrophic wildfires that destroyed nearly 5,300 homes worsened the crisis. Currently, almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered.

Rents in Sonoma County are unsupportable across income levels; the fires have magnified this issue tremendously. Nearly half of renters pay 30 percent or more of their income on rent. Therefore, affordable housing has never been more crucial for our communities.

Caritas Village will be an enormous help in alleviating some of these issues. It will provide 128 much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future support a vibrant community. This is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who deeply need our help.

Over the years, I believe, Catholic Charities has repeatedly demonstrated strength and resourcefulness in dealing with a wide range of homelessness issues. I am confident that the agency will continue to be respectful members of the neighborhood and compassionate, firm companions of those seeking relief from homelessness.

We owe it to Santa Rosa to follow through on this project. Caritas Village is a necessary step towards alleviating some of our biggest community issues, and building a stronger Santa Rosa and Sonoma County together.

Sincerely,


Sharon K McCarty



STEPHANIE A. CHALMERS, D.V.M.
Diplomate, American College of Veterinary Dermatology
4918A Sonoma Hwy.
Santa Rosa, CA 95409
Telephone: (707) 538-4643

Dear Planning Commissioners/ City Council Members:

I am writing to voice my wholehearted support for the Caritas Village project.

Homelessness and housing are the two biggest issues currently facing our county. In 2016, Santa Rosa declared homelessness a state of emergency and in July 2018, Sonoma County did the same. The wildfires in 2017 that destroyed nearly 5,300 homes worsened the crisis. Currently, almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered.

Rents in Sonoma County are unaffordable across income levels; the fires have magnified this issue tremendously. Nearly half of renters pay 30 percent or more of their income on rent. Therefore, affordable housing has never been more crucial for our communities.

Caritas Village will be an enormous help in addressing some of these issues. It will provide 128 much-needed affordable homes. In addition, residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future support a vibrant community. This is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who deeply need our help.

We owe it to our community to follow through on this project. The Caritas Village project will help alleviate some of our housing issues, and I am sure that it will serve as a model for other communities.

Sincerely,

Stephanie Chalmers

Stephanie Chalmers, DVM



12/09/2019

Dear Planning Commissioners/City Council Members:

As a resident physician at Sutter Santa Rosa Family Medicine Residency, I am writing to ask you to support and approve the Caritas Village project as a critical improvement in our community's resources for people experiencing homelessness. As a healthcare provider, I am all too aware of the destructive toll that homelessness takes on a person's health. In fact, homelessness is one of the most serious medical conditions a person can face with a significant decrease in life expectancy. Fortunately, there is a cure. Housing.

I have witnessed this cure many times. In one story, a patient my own age and from similar circumstances, was kicked out of his grandparents' house after a disagreement. He was sleeping on the street when new friends invited him into their tent to use meth. It was a chance to have a dry place to sleep, but it led to a serious addiction that eventually led to a deadly health condition. When I met him, he hadn't yet celebrated his 30th birthday, but I felt certain he was going to die after I discharged him from the hospital to an uncertain housing situation. Instead, he was provided temporary housing, and was able to maintain sobriety in this more stable situation. Last time I saw him he was contemplating signing up for classes at the Junior College.

Stable housing gave a young man a second chance at life. Catholic Charities' Caritas Village represents the single largest effort to house the homeless in Sonoma County history. From a medical perspective, what excites me most about Caritas Village is the idea that 1,300 people per year will find permanent housing there, and they'll also get the support services they need to stay housed. The potential impact of this kind of housing and support on Sonoma County's healthcare system cannot be overstated. It means more second chances.

I'm enthusiastic, too, about the fact that there will be an onsite health clinic at Caritas Center. It will be replicating successful models that co-locate dignity services like showers and laundry with both scheduled and walk-in health care, including mental health services. Some of these models have proven able to serve patients in a way that standalone clinics have not.

I am proud to support Caritas Village, because it will bring housing to thousands of people, many of whom receive care from our organization, and because it represents a unique opportunity to provide accessible and attractive healthcare to the most vulnerable populations in Sonoma County. In fact, I believe we have only just begun to uncover all the possibilities for collaboration, innovation, and improved outcomes that Caritas Village will create.

We invite to you join us in supporting this monumental effort, and to call upon others in our community to do the same.

Sincerely,

Sara Martin, MD, MSc.



TIPPING POINT
COMMUNITY

February 4, 2020

Chair Patti Cisco
City of Santa Rosa Planning Commission
City Hall, 100 Santa Rosa Ave, Santa Rosa, CA

Tipping Point Community would like to share our enthusiastic support of the Caritas Village project. We urge you to move this critical project forward.

At Tipping Point, for fifteen years we have funded a portfolio of poverty-fighting organizations in the Bay Area. The devastating fires in the North Bay in 2017 made for one of the deadliest and costliest natural disasters in Northern California since the 1906 earthquake. In response, we developed the Tipping Point Emergency Relief Fund to support low-income, vulnerable communities impacted by the crisis. Our community and the Band Together Bay Area effort raised nearly \$34 million to support North Bay Fire Relief. These funds have all been committed to 52 North Bay nonprofits serving low-income, immigrant, and student communities most impacted by the fires.

One of the nonprofits we supported through the Emergency Relief Fund is Catholic Charities; we provided a \$5 million investment to the Caritas Village project. This project will propel the creation of a leading-edge solution to homelessness in Santa Rosa, the city hit hardest by the October 2017 North Bay Wildfires, and where homelessness was three times the national average before the fires. Caritas Village will accelerate housing placement for thousands each year and create on-site permanent supportive housing for over 100 of the most vulnerable families and individuals in our community.

Homelessness and housing are the two most significant issues currently facing the region. In 2016, Santa Rosa declared homelessness a state of emergency, and in July 2018, Sonoma County did the same. The catastrophic wildfires of 2017 destroyed nearly 5,300 homes worsened the crisis. Currently, almost 3,000 people in Sonoma County face homelessness daily, 2,000 of whom are unsheltered.

220 Montgomery Street
Suite 850
San Francisco, CA 94104

P 415 348 1240
F 415 348 1237

tippingpoint.org

MAKE POVERTY PREVENTABLE

Rents in Sonoma County are overwhelming across most income levels; the 2017 fires have magnified this issue. Nearly half of renters pay 30 percent or more of their income on rent. Therefore, affordable housing has never been more crucial for our communities.

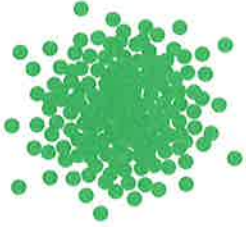
Caritas Village will be an enormous help in alleviating these issues. It will provide much-needed affordable homes, and residents will be able to access a menu of services that will help kids, adults, and elders realize a brighter future. Caritas Village is an unprecedented opportunity to provide more substantial resources to parents, veterans, retirees, and others who genuinely need help.

We owe it to Santa Rosa's most vulnerable residents to follow through on this project. Caritas Village is a necessary step towards alleviating some of the region's most significant community issues.

Sincerely,

A handwritten signature in black ink, appearing to read 'DL' with a stylized flourish.

Daniel Lurie,
Founder & Board Chair
Tipping Point Community



TIPPING POINT
COMMUNITY

February 4, 2020

Chair Patti Cisco
City of Santa Rosa Planning Commission
City Hall, 100 Santa Rosa Ave, Santa Rosa, CA

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We owe it to Santa Rosa's most vulnerable residents to follow through on this project. Caritas Village is a necessary step towards alleviating some of the region's most significant community issues.

Sincerely,

A handwritten signature in black ink, appearing to read 'DL', with a stylized flourish at the end.

Daniel Lurie,
Founder & Board Chair
Tipping Point Community



April 30th, 2019

401 Bicentennial Way

Santa Rosa, CA 95403

Dear Planning Commissioners and City Council Members:

On behalf of Kaiser Permanente Santa Rosa Family Medicine Residency, I am writing to ask you to support and approve the Caritas Village project as a critical improvement in our community's resources for people experiencing homelessness. We as healthcare providers are all too aware of the destructive toll that homelessness takes on a person's health. In fact, homelessness is one of the most serious medical conditions a person can face. Match this with the destructive fires of October 2017 and the floods of 2018 and Sonoma County has more vulnerable populations than ever. Fortunately, there is a cure. Housing.

Catholic Charities' Caritas Village represents the single largest effort to house the homeless in Sonoma County's history. From a medical perspective, what excites me most about Caritas Village is the idea that 1,300 people per year will find permanent housing; they'll get the support services they need to stay housed. The potential impact of this kind of housing and support on Sonoma County's homeless population and our healthcare system cannot be overstated.

I'm enthusiastic too, about the fact that there will be an on-site health clinic at Caritas Center. It will be replicating successful models that offer dignity services (showers and laundry) along with scheduled and walk-in health care (including mental health services). Some of these models have proven able to serve patients in a way that standalone clinics have not.

We at (Healthcare entity) are proud to support Caritas Village. Caritas Village will bring housing to thousands of people, many of whom receive care from our organization; this project represents a unique opportunity to provide accessible and attractive healthcare to the most vulnerable populations in Sonoma County. In fact, I believe we have only just begun to uncover all the possibilities for collaboration, innovation, and improved outcomes that Caritas Village will create.

We invite to you join us in supporting this monumental effort, and to call upon others in our community to do the same.

Gratefully,



Trish Hiserote, DO, MSHPE, FAAFP
Program Director
Family Medicine Residency
Kaiser Permanente Santa Rosa



SONOMA COUNTY TRANSPORTATION & LAND-USE COALITION

February 24, 2020

Patti Cisco, Chair, and members of the Santa Rosa

Planning Commission

Via email to John Pavik, Catholic Charities

Re: Support for Caritas Village Project — Agenda Item #10 — February 27, 2020

Dear Chair Cisco and members of the Commission:

On behalf of the Sonoma County Transportation and Land-Use Coalition, I urge approval of the Caritas Village project, which would establish a much-needed comprehensive homeless support services facility close to the center of the City as well as 126 units of affordable housing. As you may know, our organization has been advocating for compact, walkable urban development along the rail corridor since 1991. We advocate relaxing height limits and eliminating parking minimums in the City core.

Appendix F of the EIR contains a thorough analysis of the historic resources in the project area and adequately addresses the issue of being within the St. Rose Historic District. The parking study found that a facility similar to the proposed housing used about 0.3 parking spaces per unit, so the proposed 0.7 spaces per unit should be adequate. Also, the project is adjacent to the largest parking structures in the City and arrangements can be made to use those structures. We endorse using the density bonus to increase building heights above those allowed in an historic district.

For the foregoing reasons, the Sonoma County Transportation and Land-Use Coalition supports the Caritas Village project. If you have further questions, please contact Willard Richards at: (707) 575-7160 <willard@sonic.net>.

Cordially,

Willard Richards, Chair

Cc: Santa Rosa City Councilmembers

Santa Rosa
May 28, 2019

To: City of Santa Councilman X Y

From: Yvette Fallandy, Citizen

Re: **Santa Rosa Catholic Charities Caritas Village**

Homelessness is the most acute problem afflicting our area. So acute, in fact, that in 2016, the City of Santa Rosa declared homelessness a state of emergency, and last year Sonoma County followed suit. Currently nearly 3000 Sonoma County citizens face homelessness—2000 of them unsheltered!

I write to urge your official support of **Caritas Village**, Santa Rosa Catholic Charities' exciting bold, new taking on of homelessness in our city and county. **Caritas Village** comprises two components: *Caritas Center* consolidates on one site Catholic Charities' Family Support and Homeless Services Centers, and *Caritas Homes* comprising 128 permanent affordable housing units to facilitate transition from homelessness to permanent housing. Sonoma County and Santa Rosa City government agencies, private entities, and Catholic Charities enjoy longstanding mutual support in addressing homelessness in our community. Specifically Burbank Housing Development Corporation has partnered with Catholic Charities to develop **Caritas Village** on the city block contiguous to CC Family Support Center on A Street. The project also depends on private contributions and government approval.

Caritas Village promises dramatic relief from the scourge of homelessness so devastating to too many of our citizens. The sooner Catholic Charities **Caritas Village** is a reality the better! Please, Councilman Y, expedite in any way you can the realization of this enterprise so critical to our community.

This plea is sent to you from a local citizen of fifty-five years, who has seen with happy pride the prodigious potential of Santa Rosa and Sonoma County blossom into a California crown jewel, and so finds all the more troubling our painful problem of homelessness.

This message includes my most sincere thanks to you for your contribution to our triumph that is the City of Santa Rosa.

cc: Mr John Pavik, Ass't Director of Development, Santa Rosa Catholic Charities
Dr Len Marabella, Executive Director, Santa Rosa Catholic Charities

Toomians, Kristinae

From: Jenny Bard <jenbard@sonic.net>
Sent: Tuesday, February 25, 2020 7:54 AM
To: planningcomission@srcity.org
Cc: Toomians, Kristinae; _CityCouncilListPublic
Subject: [EXTERNAL] Caritas Village Project

Dear Chair Cisco and Planning Commission members,

As a resident of an historic neighborhood, I am writing to urge the Planning Commission to consider alternatives included in the Final EIR for the proposed Caritas Village project that would preclude demolition of an entire block of homes in an historic neighborhood. The proposed project includes tearing down historic homes and structures located within the St. Rose Preservation District, one of the city's most cherished historic neighborhoods, in spite of the fact that these buildings are listed as contributors to the district.

Projects and policies that foster increased housing are critical, especially for our most vulnerable and at-risk populations. But not at the expense of demolishing an entire block of historic homes and structures. This should not be acceptable to the city and sets an unacceptable precedent.

Santa Rosa has long supported and encouraged preservation of historic neighborhoods. Many city documents state the city is in support of preserving our historic neighborhoods and promote infill and adaptive reuse over demolition.

General Plan policies also recognize the importance of protecting and ensuring long-term historic preservation in Santa Rosa by encouraging preservation of historic structures, as well as their surrounding setting in areas of new development and redevelopment, **and by discouraging demolition of historic resources.**

General Plan excerpts:

Goal HP-B: Preserve Santa Rosa's historic structures and neighborhoods.

11-1 VISION In 2035, several Santa Rosa neighborhoods are designated as historic preservation districts, ensuring protection of historic structures that contribute to the city's character and charm. Restoration of historic structures continues, preserving Santa Rosa's architectural heritage.

The FEIR includes two alternatives that would preserve homes and should be considered by the Planning Commission and City Council. Additionally, relocation of historic homes should also be considered.

Thank you in advance for your consideration of these comments.

Sincerely,

Jenny Bard

641 Oak Street

Santa Rosa, CA 95404

Toomians, Kristinae

From: Jenny Bard <jenbard@sonic.net>
Sent: Tuesday, February 25, 2020 7:58 AM
To: _PLANCOM - Planning Commission
Cc: Toomians, Kristinae
Subject: [EXTERNAL] Caritas Village Project

Dear Chair Cisco and Planning Commission members,

As a resident of an historic neighborhood, I am writing to urge the Planning Commission to consider alternatives included in the Final EIR for the proposed Caritas Village project that would preclude demolition of an entire block of homes in an historic neighborhood. The proposed project includes tearing down historic homes and structures located within the St. Rose Preservation District, one of the city's most cherished historic neighborhoods, in spite of the fact that these buildings are listed as contributors to the district.

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The FEIR includes two alternatives that would preserve homes and should be considered by the Planning Commission and City Council. Additionally, relocation of historic homes should also be considered.

Thank you in advance for your consideration of these comments.

Sincerely,

Jenny Bard

641 Oak Street

Santa Rosa, CA 95404

Toomians, Kristinae

From: Maloney, Mike
Sent: Monday, February 24, 2020 8:16 AM
To: Toomians, Kristinae
Subject: FW: [EXTERNAL] Caritas Village Prospect

From: Andrea Granahan <granahan10@gmail.com>
Sent: Saturday, February 22, 2020 11:28 AM
To: _PLANCOM - Planning Commission <planningcommission@srcity.org>
Subject: [EXTERNAL] Caritas Village Prospect

Dear Commissioners:

Many of us have become brokenheartedly cynical because of broken promises from our government.

Now this project plans to add to that because you are saying Historical Districts have no meaning and can be junked for profit at any time. Many people worked for a long time with Planning to establish such districts so we could preserve and cherish our own history. European cities draw visitors from the all over the world because of such preservation efforts.

So my own Planning Department joins with all the other promise breakers. The treaties my Native American great grandparents signed, the lottery that was supposed to provide additional art and music to schools not pay administrators, the hospital I voted for to provide emergency service going out of business while I still pay for it, a Road Dept. everyone believes is on the take, is my Planning Commission going to join their ranks?

And you wonder why people have become so angry at government?

Please consider that what you are destroying if you let these homes be razed is trust. You established Historical Districts and we trusted you. Now you want to take wrecking ball to them? What you will raze is our trust and the faith you keep your word.

Sincerely,
Andrea Granahan

Toomians, Kristinae

From: Rebecca Slay <harlowgirl1960@gmail.com>
Sent: Friday, February 21, 2020 4:17 PM
To: _PLANCOM - Planning Commission; Toomians, Kristinae
Subject: [EXTERNAL] Infill, Don't Demo

I am writing to express my concern over the proposed Caritas Village Project, up for consideration by the Santa Rosa Planning Commission on Thursday, February 27, 2020.

I am strongly opposed to any proposal which reduces, removes or erases historic Santa Rosa from our community. While I recognize, perhaps better than most, how severe our housing shortage is in Santa Rosa, Santa Rosa City Council has always shown a great deal of creativity and resourcefulness in addressing the challenges our city faces.

Whether any individual values historic Santa Rosa is not relevant. What is relevant is that state and federal guidelines for historic areas strongly promote adding "infill" around historic structures over demolition of historic structures. Your own city policies also encourage the preservation and protection of our city's historic resources. The city's General Plan states that "[p]olicies strive to ensure long-term historic preservation in Santa Rosa by encouraging preservation of historic structures, as well as their surrounding setting in areas of new development and redevelopment, and by discouraging demolition of historic resources."

Don't be fooled by what just happened in Washington, D.C.; the people are paying attention, we know our rights and your responsibilities and we expect you to honor both.

Sincerely,

~ Rebecca Slay

*"those who contemplate the beauty of the earth find reserves of strength that will endure as long as life lasts."
~ rachel carson, [a sense of wonder](#)*

Toomians, Kristinae

From: Cisco, Patti
Sent: Saturday, February 22, 2020 3:41 PM
To: Maloney, Mike; Toomians, Kristinae
Subject: Fwd: [EXTERNAL] Follow-up to walking Caritas Project area
Attachments: Adaptive Reuse and Infill - Carits Village and the St. Rose Historic District.docx; ATT00001.htm; Caritas Village map of area with infill options.jpg; ATT00002.htm

Hi Mike and Kristina. Could you please make sure other commissioners get this. Thanks, Patti

Sent from my iPad

Begin forwarded message:

From: "Denise Hill" <faire@sonic.net>
Date: February 22, 2020 at 11:36:16 AM PST
To: <pcisco@srcity.org>
Subject: [EXTERNAL] Follow-up to walking Caritas Project area

Hi, Patty,

Joe and I wanted to thank you for taking the time to meet with us yesterday to tour our historic district and the Caritas property. As a follow-up we wanted to provide the attached document covering adaptive reuse and infill (two of the methods the National Park Service's Standards and Guidelines recommend to avoid demolition of historic structures). Also attached is an overview of the property with areas noted that could support infill. Please let us know if you have any questions.

Best,

Denise Hill & Joe Lilienthal

St. Rose Preservation-Historic District and the Caritas Village Development Proposal

SANTA ROSA'S GENERAL PLAN 2035 *adopted by City Council*

General Plan policies strive to ensure long-term historic preservation in Santa Rosa by encouraging preservation of historic structures, as well as their surrounding setting in areas of new development and redevelopment, and by discouraging demolition of historic resources.

Old buildings are reminders of a city's culture and complexity

Neighborhoods are historically important because of their architecture or because they still present a picture of a previous era.

By seeing historic buildings—tourists and longtime residents are able to witness the aesthetic and cultural history of an area. Just as banks prefer to build stately, old-fashioned facades, even when located in commercial malls, a city needs old buildings to maintain a sense of permanency and heritage. Historical value resides in the historical element itself. It may be valuable as an example of a style of architecture or an industrial process that's no longer used, or simply for its age. Many houses that were unremarkable when they were built, for instance, have gained historical value because they've lasted, and are among the few left from their time.

Alternatives to demolition – Infill and Adaptive Reuse

Adaptive Reuse

Federal agencies use the National Park Service Standards and Guidelines in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both Federal and nonfederal rehabilitation proposals. Historic district and planning commissions across the country use the Standards and Guidelines to guide their design review processes. The Standards offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction with Guidelines for each.

Adaptive Reuse (or “Rehabilitation” as it is called in the United States National Park Service) is the process of repurposing buildings that have outlived their original purposes for different uses or functions while at the same time retaining their historic features. It is an important way to save a neglected building that might otherwise be demolished. The practice can also benefit the environment by conserving natural resources and minimizing the need for new materials and keeping materials from demolition of buildings adding to our landfill.



New Construction Infill within the Boundaries of Historic Properties

It is possible to add new construction within the boundaries of historic properties if site conditions allow and if the design, density, and placement of the new construction respect the overall character of the site. According to the Secretary of the Interior's Standards for Rehabilitation – Standard 9 in particular – and the Guidelines for Rehabilitating Historic Buildings, new construction needs to be built in a manner that protects the integrity of the historic building(s) and the property's setting.

The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.

Processing Review Procedures for Owners of Historic Properties – City of Santa Rosa

- New construction in Historic areas, often called infill construction has occurred throughout the country. When successful, the new structures have complemented an historic area and enhanced its overall character. In contrast, insensitive new construction can compromise the integrity of a historic area.
- The purpose of the Design Guidelines for New Construction is to ensure that the architectural character of Santa Rosa's Preservation Districts is maintained and enhanced.
- The height of new construction in a Preservation District should be compatible with adjacent structures.



Eighth Street Apartments



Tenth Street Duplex



B Street Townhouses

Available multi-unit housing infill locations: Catholic Charities property (SAY Garden), parking lot off A Street by Family Service Center, 7th Street between A and Morgan Streets.

"In the end our society will be defined not by what we create, but by what we refuse to destroy."



DAVIS STREET

US - 101

MORGAN STREET

6TH STREET

A STREET

7TH STREET

B STREET

Jeff Elliott
Comstock House
767 Mendocino Avenue
Santa Rosa, CA 95401
(707) 544-4222
je@comstockhouse.org

COMMENTS ON APPENDIX F, THE HISTORICAL RESOURCES REPORT FOR THE CARITAS VILLAGE

February 22, 2020

EXECUTIVE SUMMARY: Appendix F, The Historical Resources Report for the Caritas Village Project should not be certified because it contains numerous and significant mistakes, omissions and distortions. The General Hospital building at 465 A Street certainly deserves recognition as a Santa Rosa landmark under Criterion A/1/i for making a significant contribution to the broad patterns of local history.

BACKGROUND: My name is Jeff Elliott and I am a retired journalist whose 25 year career was mostly writing for technical and professional magazines. Since my retirement in 2009 I have continued my interest in researching and writing local history and have published over 700 articles at SantaRosaHistory.com, where I have often written about the history of local urban planning and land use. I rely upon primary sources only, which are included with the article within bounds of copyright. Although I am not an architectural historian, I have participated in writing NRHP applications and have lectured and led tours about local architecture and architects, particularly Brainerd Jones and Cal Caulkins.

This is the first time I have ever commented on a DEIR. I am a resident of Santa Rosa but I have no personal interest in this project and live outside the St. Rose Preservation District. I became aware of the Caritas Village Project in 2019, but believed it was still years from consideration by the city. Only after I began researching and writing a history of Santa Rosa General Hospital in January, 2020 did I discover a DEIR had been prepared and that the window for public comment had already closed. A shortcut to my finished article on the hospital's history (which is referenced in the discussion section) can be found at:

<http://SantaRosaHistory.com/caritas.html>

DISCUSSION: The worst problems in the Historical Resources Report arise because the author did not adequately research the topic using primary sources, although accurate information about the events appeared in the Press Democrat and Santa Rosa Republican at the time. As both newspapers are online and can be searched, the numerous mistakes are difficult to explain.

A) The passage concerning the origin of the hospital ("About 1917..." pp. 10-11) contains multiple errors. The accurate history of this period can be found in the second section of my article ("In the spotlight..."). When General Hospital was founded, Henry S. Gutermute was acting as president of the Burke Corporation, and the original 1915-1919 hospital on Fourth street appeared to be a surgical and obstetric satellite of the operation which centered on the sanitarium at Mark West. The hospital on A street was entirely stick built in 1919-1920 (not 1917 and not from "World War I-era barracks"). The hospital opened in January, 1920 with 40 beds (not 30) and prominently advertised ambulance service, which was an innovation in Santa Rosa.

B) The next section about the hospital ("In 1945..." pg. 12) contains serious omissions, particularly important because the post-WWII years were the most significant in its history. The new owner, MacMillan Properties, was based in Los Angeles and composed of five brothers, four of them doctors (not simply "a doctor from Canada and several of his family members"). The report does not explain they invested in the hospital significantly and expanded it by adding an additional surgery and delivery room. The nurses' quarters were closed to raise the room count up to 75, and in 1954 added a new \$150,000, 25 bed wing designed by Santa Rosa's leading architect, Cal Caulkins (not mentioned at all in the report). There were further \$50,000 upgrades in 1966 followed by promoting a 24-hour ER complete with an emergency phone number (no 911 services at the time) and a cardiac care unit with state-of-the-art equipment. This was hardly the hospital portrayed in the report as having "aging facilities."

C) Not mentioned at all in the Historical Resources Report is the cultural significance of the General Hospital, which is covered in the third section of my article ("Act II showcases..."). Discussed there is the significant impact this hospital had on the community. Personal caregiving was always the top priority and the hospital boasted it was "purposely overstaffed." Just prior to Memorial Hospital opening in 1950, a letter was sent to all 78 local practicing physicians asking if they had "further need" of General. According to an article in the Press Democrat, the public "phoned and phoned" in support of General, which was consistent with the appreciation the community demonstrated towards the hospital as shown in thank-you notices that often appeared in the local newspapers. Frequently singled out for gratitude was 1945-1963 hospital administrator Gladys Kay.

While the author referenced two Gaye LeBaron columns the report neglected to include the column of 24 June, 1984, which was the most relevant to this issue. Written on the eve of the hospital's closing, LeBaron interviewed Dr. Frank Norman and other medical practitioners who worked at General Hospital. "Tender, loving care," Norman said, "that was General's secret." Others said it was in sharp contrast to the efficient yet impersonal treatment patients received at Memorial. "The real tragedy is that the community doesn't realize what it is losing," a long-time staff member was quoted. Another LeBaron column from 22 November, 2009 was cited in the report but neglected to mention similar testimonies made at a reunion, such as the one from Dr. Brad Stuart, who came to Santa Rosa General from Stanford's teaching hospital: "At General, I discovered a way to treat people that really made sense. I learned compassion...a lot of people out there are trying to figure out how to get it back."

D) The Significance Evaluations (page 23) state that the General Hospital building does not qualify for historic eligibility according to the NRHP, CRHR, and City of Santa Rosa criteria. My reply is that it certainly qualifies at least as a Santa Rosa landmark under two criteria:

D1) Criterion C/3/iii contains both a flawed opinion and an error: The building is ineligible for historic listing in part because of lack of integrity. Reply: As the "blink" animation at the top of my article shows, the front of the building is remarkably unchanged from 1922 except for fenestration. Also, this section claims the current building was designed by architect William Herbert. The 10 December, 1922 article in the Press Democrat announcing the redesign did not mention any architect and I did not find anything in the newspapers stating Herbert was involved beyond the design of the underlying 1919 six "cottages." As Herbert was city building inspector at the time, it's doubtful he was taking on large private contracts, particularly within the city. I believe the unifying construction of 1922 was probably done by C. A. McClure, who was also the architect for the "Casa del Sol" apartment building at 608 Morgan Street which was built the same year.

D2) Criterion A/1/i makes the assertion that "465 A Street a former hospital building built in 1919, is not associated with events that have made a significant contribution to the broad patterns of local, regional, or national history." Reply: The hospital was absolutely a key contributor to Santa Rosa's transition from a small town to a mid-sized city, arguably more than any other institution. And as uniquely shown in the quotes from the Gaye LeBaron columns above, its emphasis on high quality caregiving typified what was lost across the nation in the transition to modern clinical hospital practice. It cannot be emphasized enough that probably every Santa Rosa household had some sort of significant engagement with General Hospital during its heyday.

CONCLUSION: The Historical Resources Report is correct in stating the Santa Rosa General Hospital lacks architectural distinction and is not associated with any specific historical event or person. Among the report's failures is its lack of acknowledgement that this is the last significant artifact (other than the high school) representing a critical period of Santa Rosa's between-the-wars development widely considered to be the "Golden Years" of the town. To allow it to be demolished would be to lose a significant link to the historic period which Santa Rosa famously represented in Hitchcock's "Shadow of a Doubt."

General Hospital not only placed emphasis on quality of care, but made sure the public knew about it via newspaper advertising. In writing or teaching about history, medical care is one of the most difficult topics to interpret because so little attention was given to descriptions of how it was practiced. The ads for General were unique and featured positive messaging with photos of smiling doctors, laughing nurses and their "Green Lady" volunteers. For this reason alone, General Hospital must be weighed as a strong contributor to Santa Rosa's mid-century "quality of life."

Under the Santa Rosa General Plan HP-B-2 consideration should be given to "alternatives to demolition of these structures, including the adaptive reuse of historic buildings for contemporary uses." The building's current use as the "Family Support Center" is a fine example of such a reuse and should continue. Interpretive materials should be added to the site, including signage with historical photographs.

Please do not recommend this flawed EIR be certified by the City Council without extensive revisions and reevaluation.

Sincerely,
Jeff Elliott