



SONOMA COUNTY TRANSPORTATION & LAND USE COALITION

February 7, 2018

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

Re: Draft Resilient City Development Measures (Chapter 20-16)

Dear Ms. Cisco, and members of the Planning Commission:

Thank you for this opportunity to comment on the elements of the proposed ordinance to support temporary housing in Santa Rosa. It is important to attract displaced residents back into the city and to reduce the traffic congestion caused by the firestorms. An ordinance that makes temporary housing feasible can be of significant help. It would be best to have a separate ordinance to address housing, independent of other issues.

To be successful, an ordinance on this subject needs to address three issues:

- 1 -- It must permit temporary work-force housing units to be affordable by design. The costs of capital investment for structures, parking, and any utility connections must be recognized, and minimized. Average wage earners in Sonoma County can afford about \$1,500 per month for housing and utilities and they may not have generous fire insurance benefits.
- 2 -- The process must enable speedy production and occupancy of units. Factory-built housing can be delivered within weeks after a housing site and funding sources are secured. The ordinance should recognize that much of factory-built housing is permitted at the State level, and the local process should be one that can be completed within a few days.
- 3 -- The City should be prepared to permit a large number of such units. The destruction of some 3,000 homes, together with a likely influx of carpenters, plumbers and electricians suggests that a significant number of families will be interested in temporary housing demand.

If you have questions regarding our recommendations on this matter, please contact Steve Birdlebough at 707-576-6632 or [scbaffirm@gmail.com](mailto:scbaffirm@gmail.com). Thank you for your dedication to the City's recovery from last October's disaster.

Sincerely,

A handwritten signature in black ink that reads "Willard Richards". The signature is written in a cursive, flowing style with a large, prominent "W" at the beginning.

Willard Richards, Chair