

Attachment 5: Public Correspondence

Summary of Public Comments on the Missing Middle Housing (MMH) Initiative

- Great effort to get some needed housing. How is it possible to become part of the Overlay District?
- All property owners in the area should receive notices, not just the people in the Overlay District, because their neighbors will be affected. For example, if a neighbor builds a duplex in their backyard, the adjacent neighbors will generally experience more noise, more constrained parking, and increased impervious surfaces, which can affect the feeling of a quiet neighborhood of bungalows on small lots. The City should be aware that there are unintended consequences.
- I am concerned that approval of MMH will affect our Historic District. How will protections be assured?
- We own a quad unit now. We provide 1 parking space per tenant, but it is not enough. We try to keep rents low, but some of the tenants end up paying to be part of the parking district in our area so they can park an additional vehicle on the street.
- I am interested in building a duplex in my backyard. Rents are too high for my grandchildren, and I want to help them. Will the City be providing any assistance or loans to construct these units?
- The City Council should make it easier to build condominiums. The cost of permitting also needs to be kept reasonable.
- I have some space in my backyard, and I am interested in finding out what my options are for adding additional units.
- I am very excited about the prospect of being able to add additional units.
- There is room on our property, and we have considered building a third unit. However, that is not something we are currently willing to go forward with, due to the overly restrictive tenant focused laws that the City of Santa Rosa has adopted (now and in the past). If the City is serious about meeting the demand for workforce housing, we strongly suggest you revise your rental laws.
- Consider building Missing Middle Housing at the Santa Rosa middle school locations that are being closed.

Woltering, Nancy

From: David Carpenter <djcarpenter1@sbcglobal.net>
Sent: Friday, February 28, 2025 6:00 PM
To: Woltering, Nancy
Subject: [EXTERNAL] missing middle

Nancy,

Great effort for some needed housing. I was wondering if 25 Rae street could be added to the zone. It is adjacent to 715 Tupper st and could be developed at the same time.

Thank You,

David Carpenter Architect LEED AP
707 688 3342

From: [Renee Owen](#)
To: [Woltering, Nancy](#)
Subject: [EXTERNAL] feedback -- Missing Middle Housing
Date: Sunday, March 2, 2025 12:36:49 PM

Hi Nancy:

Thanks for mailing us info about your MMHI work. Glad to see the city working on a plan for more housing for our hardworking neighbors.

My husband and I are County residents and own a duplex in an old Victorian in the St. Rose District. We are not wealthy nor investors from outside the area. We rent our apartments at modest rent to mainly younger folks who are staffing Santa Rosa's stores, cafes and hospitals. There is room on our property, and we have contemplated building a small third unit.

However, that is not something we are currently willing to go forward with, due to the overly restrictive and tenant focused laws that the City of Santa Rosa has adopted (now and in the past). You are not a landlord friendly city. Though we usually have really good luck with our tenants, there have been a couple of bad apples in the bunch. And if the City has laws that prevent us from evicting them for failure to pay rent, or flare up of Covid or not respecting our rules, that is very unfortunate and not a workable business proposition, as we would have no rent income to pay the mortgage on the property (much less service any debt for building a third unit). If the City is serious about meeting the demand for workforce housing, we strongly suggest you revise your rental laws.

Please pass this along to Any Nicholson and all of the rest of your team. Thanks! Renee & Brian

Woltering, Nancy

From: Tiger Berna <tberna@tlc4kids.org>
Sent: Tuesday, March 4, 2025 1:09 PM
To: Woltering, Nancy; Nicholson, Amy
Subject: [EXTERNAL] Question About Design Review Board for Study Session
Attachments: City of SR Middle Housing.pdf

Hello Amy and Nancy,

I hope this email finds you well.

I am emailing on behalf of TLC Child and Family Services. We received the attached letter and are interested in attending the Design Review Board for a Study Session on March 20th.

Are you able to provide more details about the in-person meeting? Length of meeting, purpose, agenda, anything needed to prep, etc.

Thank you both!

--

Tiger Berna

Executive Assistant to the CEO
TLC Child and Family Services
PO Box 2079 Sebastopol, CA 95473
tberna@tlc4kids.org

Pronouns: she, her, hers



TLC, where different is beautiful



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Woltering, Nancy

From: Diane Ballard <dianeballard1618@gmail.com>
Sent: Saturday, March 8, 2025 2:36 PM
To: Woltering, Nancy
Subject: [EXTERNAL] How about at the Santa Rosa Middle school location

Hello,
How about building these in the location of closing Santa Rosa middle school.
You could bring more people downtown to all of Santa Rosa

Woltering, Nancy

From: Nicholson, Amy
Sent: Monday, March 10, 2025 2:40 PM
To: Andrew Smith
Cc: Woltering, Nancy
Subject: Re: [EXTERNAL] Missing Middle Housing

Hi Andrew,

Thank you very much for your comments on Missing Middle Housing. I have forwarded them onto the Missing Middle Housing project manager, Nancy Woltering, Senior Planner, who will include them in the project materials as this initiative moves forward to the Planning Commission and City Council.

Please contact me with any additional questions or comments.

Thanks,
Amy

Amy Nicholson (she,her) | Supervising Planner – Advance Planning
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Mobile (707) 321-0935 | Tel. (707) 543-3258 | anicholson@srcity.org



Coming March 2025, the Planning, Building, and Engineering Divisions of the City of Santa Rosa's Planning and Economic Development Department will fully transition to an online application submittal process through the Accela Citizen Access platform. Learn more about the Online Permitting System [here](#). More information will be coming soon!

From: Andrew Smith <a.asmith@comcast.net>
Sent: Friday, March 7, 2025 10:23 AM
To: _DRB - Design Review Board <_DRB@srcity.org>
Subject: [EXTERNAL] Missing Middle Housing

I cannot attend either the March 20 or 24th meetings on increasing housing density.

One area that I have written to the city council on is making it easier for developers to build condominiums. A good use of land and it brings in more property tax revenue. Single family homes and townhouses rule the day in Santa Rosa. There always seems to be plenty of open land in the western area of Santa Rosa.

A condominium allows for first time buyers to get home ownership and hopefully over time build equity. Many may like living in and owning a condominium. No yard work and outside maintenance although there are always issues for condominium owners on building maintenance.

But one thing that is needed is to make sure there is enough parking for whatever is built. The city council allows for less parking of one space per unit in the downtown area. That will cause car owners who don't get a parking place to either have to pay for parking at a city lot if available and nearby. Or on the streets causing neighbors to be upset. Then permit parking instituted by the city punishing homeowners to park in front of their house. Many would just park on their front lawn which takes away from the neighborhood.

For those types of apartments, I have written the city council to say once the parking places are taken up, no one else owning a car can rent in the apartment complex.

But Santa Rosa government must make the cost of permitting reasonable and not a burden on developers who then have to increase the cost of rentals.

Andrew Smith
Santa Rosa

[EXTERNAL] Re: A variation on missing middle housing

From Sonia Taylor <great6@sonic.net>

Date Mon 7/28/2025 8:13 PM

To Nicholson, Amy <anicholson@srcity.org>

https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sfchronicle.com%2Frealstate%2Farticle%2Fbay-area-cheapest-homes-20771034.php%3Futm_source%3Dmarketing%26utm_medium%3Dcopy-url-link%26utm_campaign%3Darticle-share%26hash%3DaHR0cHM6Ly93d3cuc2ZjaHJvbmJjbGUuY29tL3JlYWxlc3RhdGUvYXJ0aWNsZS9iYXktYXJlYS1jaGVhcGVzdC1ob21lcy0yMDc3MTAzNC5waHA%253D%26time%3DMTc1Mzc1ODc3MDY3MA%253D%253D%26rid%3DMjkyZGFmM2QtMWE3Ni00ZWExLWJjYjUtNTAwNTQwZjNIOTU1%26sharecount%3DMQ%253D%253D&data=05%7C02%7CAnicholson%40srcity.org%7C24ce1fef43ac4659b23208ddce4df074%7C0d511985462e4402a0b038e1dadf689e%7C1%7C0%7C638893556346355604%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOilwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=GNyR2bN4nle1fuhQPwRwm4%2FjJW0lpdRqBNYE9i7wErc%3D&reserved=0

(Gift article)

Then go to all the links for the property: Here's the overall site plan and floor plans and historic report:

<https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avmhc.org%2Flinks.html&data=05%7C02%7CAnicholson%40srcity.org%7C24ce1fef43ac4659b23208ddce4df074%7C0d511985462e4402a0b038e1dadf689e%7C1%7C0%7C638893556346376375%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOilwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=IKK29sjqrUYeJMcnS%2BWrexuUNqrlB4LdCtfrzmxSZ7w%3D&reserved=0>

Homes for sale:

<https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avmhc.org%2Fsale.html&data=05%7C02%7CAnicholson%40srcity.org%7C24ce1fef43ac4659b23208ddce4df074%7C0d511985462e4402a0b038e1dadf689e%7C1%7C0%7C638893556346392753%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOilwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=fLa7Q36L%2F8GAKfuf8DI%2B2Eqp0fwSPslSqyilCqPYrHA%3D&reserved=0>

They're TINY. They're CHEAP. They're probably a WONDERFUL way to live. Cottage Court on steroids. But tiny steroids! I'm sure there are problems, but nothing is impossible to solve.

This is 15 units/acre (30 acres, 450 units, 162 buildings). Lots of

open space. Not high density, "just" medium density. But I think definitely worth doing. In my not at all humble opinion.

Sonia