

February 6, 2017

Sonoma County Board of Supervisors

**Re: Redevelopment of Sonoma County Chanate Campus  
(Item 31 of Board Agenda 2/7/17)**

Chair Zane and Members of the Sonoma County Board of Supervisors:

The Accountable Development Coalition is supportive of your efforts to repurpose the Chanate Campus for the provision of affordable housing in our Community. Given that the Board is proposing to enter into an “**Exclusive Negotiating Agreement with the selected developer**” we wish to express our concerns and observations as follows:

- Inadequate Community Outreach to the surrounding neighborhoods, and Santa Rosa Community at large. **Most documents and information regarding this Exclusive Negotiating Agreement surfaced within the past few days. If the Board enters into this agreement we would expect a much more robust collaboration with the Community, prior to completion of the agreement.** By the Community we mean local residents who will be directly affected by the development, affordable housing advocates, representatives of city government, labor and environmental representatives, and nearby employers who may have an interest in the project.
- We support efforts to continue and preserve the Sloan House Women’s Emergency Center.
- We are also in favor of efforts to continue and preserve the Bird Rescue Center of Sonoma County.
- It appears that provisions for relocation and/or continuation of existing public services will be addressed as part of the proposed development agreement.
- This project is contemplating 20% for low income and very low income. This is a legal minimum. **The County and City need to find a way to double the allocation for affordable housing.** <https://www.brookings.edu/wp-content/uploads/2016/06/housingreview.pdf>.
- Traffic Mitigation is a major issue which can be alleviated by a shuttle service agreement. We believe that connectivity with the Bus and SMART system is an imperative. The County may also want to explore the merits of unbundled parking for the rental units.

**Member Organizations:**

Concerned Citizens for Santa Rosa  
Greenbelt Alliance  
Housing Advocacy Group  
IBEW Local 551  
Leadership Institute  
Living Wage Coalition  
North Bay Labor Council  
Sonoma County Conservation Action  
Sonoma County Transportation and Land Use Coalition  
Sonoma, Mendocino, and Lake County Building Trades Council

**Executive Board Members:**

Chair: Michael Allen  
Jack Buckhorn  
Dennis Rosatti  
Rick Theis  
Lisa Maldonado  
Terry Price  
David Walls  
Steve Birdlebough

Sonoma County Board of Supervisors

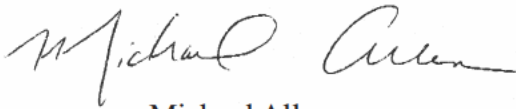
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- We would recommend attention be given to Intergenerational housing that would include SRJC Students/Seniors/ Veterans/ and Workforce Housing for nearby employers.  
**<http://urbanland.uli.org/industry-sectors/residential/intergenerational-ingenuity-mixing-age-groups-in-affordable-housing>.**
- The provision of open space and walking trails are contemplated for this development, which is very positive. It may be possible with the cooperation of the Sonoma County Water Agency to design and plan for rain water catchment as well as ground water recharging.
- Regarding Construction, we would advocate for LEED Platinum Certification for the highest standard of quality and energy savings.
- To maximize the possible benefits of the public/private development agreement, we would advocate for the hiring of local residents for the development construction, and a project labor agreement. In addition, a community benefits agreement with the developer would be advantageous. Given the healing history of Chanate, the St. Joseph Health System and Kaiser Permanente should be consulted as to any opportunities such as a satellite clinic for the development.

The Accountable Development Coalition looks forward to working with the all segments of our Community to make this rare opportunity a success for all stakeholders.

Sincerely,



Michael Allen  
ADC Chair

Cc: Santa Rosa City Council  
Santa Rosa Planning Commission  
Sonoma County Housing Advocacy Group