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April 13, 2025

Sebastopol Planning Commission
Sebastopol Youth Annex
425 Morris St Sebastopol

RE: Item 7.A: Housing Element Update by the Sonoma/Napa Collaborative

Dear Char Fritz, Commissioners, and Staff,

Generation Housing would like to thank you for your continued leadership in implementing Sebastopol's Housing Element and for your openness to innovative strategies that expand housing options in a way that fits the character of your community.

We're writing today in strong support of the City advancing implementation of AB 1033 and SB 10. Internally, Generation Housing has been actively discussing the promise of these tools and is currently looking for a jurisdiction to lead on implementation. Sebastopol stands out as a natural fit.

As the City works to meet its Regional Housing Needs Allocation (RHNA) targets, these policies offer a practical path forward, especially given Sebastopol's limited land availability and strong community interest in avoiding large-scale development. AB 1033 and SB 10 support a more incremental, neighborhood-scaled approach that can expand housing diversity, promote affordability, and increase homeownership opportunities without significantly altering the city's built environment.

Adopting these policies would not only help Sebastopol fulfill key Housing Element commitments but also demonstrate regional leadership in pursuing thoughtful, community-aligned solutions to the housing crisis.

We appreciate your consideration and look forward to supporting your work as these efforts move forward.

In partnership,

A handwritten signature in black ink that reads "Stephanie Bowen".

Stephanie Picard Bowen
Deputy Director, Generation Housing