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January 16, 2025

Sebastopol City Council  
Sebastopol Youth Annex  
425 Morris St, Sebastopol

**RE: Consent Item 4: Zoning Code Updates to implement Housing Element Programs + AB 1033 Adoption**

Generation Housing writes in **strong support of Agenda Item 4 and Sebastopol's adoption of AB 1033** as part of the City's Housing Element implementation and zoning code updates.

AB 1033 is a practical and forward-looking policy that builds on the success of accessory dwelling units by allowing them, under defined conditions, to be sold as individual homes. **ADUs are smaller, more affordable by design, and already integrated into existing neighborhoods.** Allowing their separate sale creates new homeownership opportunities for first-time buyers, local workers, seniors looking to downsize, and households seeking a more attainable entry point into Sebastopol's housing market, without requiring sprawl, major infrastructure expansion, or changes to neighborhood character.

In addition to expanding housing choice, **AB 1033 also provides clear fiscal benefits** to the City. **When ADUs are converted to separate ownership units, they are independently assessed and generate new, ongoing property tax revenue.** Unlike one-time development fees, property taxes represent a consistent and reliable annual funding source that supports essential City services over the long term. **This creates a more resilient fiscal framework** while accommodating much-needed housing within the existing urban footprint.

Sebastopol's adoption of AB 1033 also reflects thoughtful and responsible implementation of state housing law. The ordinance aligns with the City's certified Housing Element, reinforces compliance with state requirements, and demonstrates local leadership in advancing housing solutions that are both scalable and community-oriented. As a result of Sebastopol's leadership, other jurisdictions in Sonoma County are already exploring similar ordinances and looking to follow the City's example. **By acting now, Sebastopol is helping set a model for how local governments can expand housing opportunities while maintaining community scale and fiscal responsibility.**

We appreciate the City Council's continued commitment to expanding housing opportunities while maintaining fiscal responsibility, and we respectfully urge adoption of the ordinance on second reading. Thank you for your leadership and consideration.

In partnership,

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

Stephanie Picard Bowen  
Deputy Director, Generation Housing