



City of Sebastopol

CITY OF SEBASTOPOL CITY COUNCIL**AGENDA ITEM REPORT FOR MEETING OF:** February 3, 2026

To: Honorable Mayor and City Councilmembers
From: Sebastopol Commons: Building the Commons Committee
Responsible Department: Public Works
Subject: Sebastopol Commons: Building the Commons Committee First Quarterly Report

RECOMMENDATION: That the City Council receive the informational report from the Committee.

PROCESS OF AGENDA ITEM:

- a. Presentation of agenda item by the Requestor or Responsible Department
- b. Questions and discussion from Councilmembers
- c. Public comment period
- d. Presentation Received

EXECUTIVE SUMMARY: This report reflects the Committee's initial, foundational phase of work to advance the Sebastopol Commons as a vibrant, shared civic asset. During this phase, the Committee on organized its structure, gathered baseline data, assessed community needs, and identified potential pathways forward. Future reports will provide more detailed updates on needs assessment synthesis, potential design concepts, funding strategies, feasibility considerations, and community engagement outcomes.

BACKGROUND:

The Sebastopol Commons is envisioned as a shared civic space and multi-use community hub within Sebastopol city limits, serving residents of Sonoma County's West County. The Commons is intended to support education, arts and culture, health and wellness, senior services, community connection, recreational classes, and related activities, potentially including public library, or library-adjacent, functions that foster learning, access, and civic engagement.

The Building the Commons Committee was established by City Council action in 2025, following the dissolution of a prior ad hoc committee and the creation of this standing committee. The Committee is charged with guiding early concept development, assessing community needs, and exploring funding strategies in advance of any future Council decisions.

The Committee performs the following duties:

- Developing a detailed project concept and funding plan for the Proposed Sebastopol Commons;
- Exploring grant, foundation, and public-private funding partnerships; and
- Quarterly reporting to Council on progress. The committee will develop and provide the council with quarterly reports on the status of our work in the following areas:
 - Identify and secure membership;
 - Develop a list of needs and a list of shared needs;
 - Compile research on similar projects;
 - Explore and define the project concept; and determine the scope of work of a feasibility study;
 - Performing such other related duties as assigned by the City Council.



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The committee first convened on October 7, 2025, where it appointed its chair and vice chair and began organizing its work. It operates under Brown Act-compliant protocols, with in-person and remote access via Zoom when needed during the monthly meetings

Current Committee Members

- Councilmembers: Stephen Zollman and Phill Carter
- Senior Center: Kent Jenkins
- Gravenstein Health Action Coalition: Mary Lou Schmidt
- Sonoma County Library Foundation: Naomi Hupert
- Business: Copperfields Books: RM Horrell
- City of Sebastopol Library: Fred Engbarth
- Measure Y Oversight Committee: Sarah Glade Gurney
- Sonoma County Library: Deb Hoadley

Committee Structure and Subcommittees

Subcommittees:

- Funding Assessment Subcommittee
- Community Needs Assessment Subcommittee
- A temporary Public Messaging Subcommittee was active for four weeks in November 2025 to develop website messaging.

DISCUSSION

Key Activities and Progress Since Inception

To date, the committee has met five times. This phase has been about data gathering, research, and structure-building.

The committee is working towards future recommendations to present to the council for public discussion.

As the scope and complexity of the work became clearer, the Committee determined that dividing its efforts into two focused committees would improve efficiency, depth of analysis, and clarity of reporting. Accordingly, the work was organized into two primary committees aligned with the core duties of this Committee.

Community Needs Assessment

- Research into models like public libraries, other commons buildings, and other public spaces as tools for community building.
- Compilation of West County community demographics (Appendix materials prepared).
- Synopsis from Community Needs Assessment Subcommittee Report (Attachment 3, dated 01-13-2026):
The subcommittee:
 - Discussed data collection methods, noting available library usage data and ongoing broader surveys.
 - Explored using existing surveys/reports and conducting one-on-one interviews with community leaders, involving interested members.
 - Emphasized expanding the concept of a space to support a "self-healing community".
 - Highlighted libraries as hubs for ESL classes, job fairs, etc., and challenges in envisioning modern services.
 - Proposed creating a Sebastopol Health Index based on social determinants of health (current score C+; aim for A+), using evidence-based standards and validated surveys.
 - Discussed interviewing 30 community members, including in settings such as churches, markets, laundromats, with support from Dr. Dory Escobar.



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- Reviewed City Council-approved language for Sebastopol Commons scope.
- Resources include: West County Community Services 2022 Needs Assessment, County Health Rankings, Sonoma County Master Plan for Aging, Community Commons, Reimagining the Civic Commons, Sonoma County Community Health Assessment 2024-25, and Project for Public Spaces

A comprehensive report has been prepared and is attached to this agenda report for information.

Funding Assessment

The Finance Subcommittee is tasked with evaluating costs and funding feasibility for a potential Commons facility in Sebastopol. Work integrates Community Needs and Occupant Assessments, builds on LANTERN's library expansion studies, and includes stakeholder consultations.

Approach

Develop high-level proofs of concept across three options:

- New build-to-suit construction
- Repurpose/remodel existing structure
- Remediate and remodel existing assets (including potential non-city-owned sites via long-term lease)

A tracking table will compare pros, cons, and funding sources for each.

Preliminary Funding (for multi-use community facility):

A comprehensive report has been prepared and is attached to this agenda report for information. This foundational report supports future cost estimates, site evaluation, and funding strategies.

Public Messaging Subcommittee:

A temporary Ad Hoc subcommittee was active for four weeks in November 2025 to develop initial website and public-facing messaging. Messaging was included and approved as part of the City Council and City Staff Committee Assignments and is listed below as follows:

What

“Building the Commons” is a community development project to be located within Sebastopol city limits and inclusive of Sonoma’s West County residents. The Commons will be a centralized hub that blends civic, economic, cultural and social resources to foster engagement and economic vitality.

How

A Committee made up of Sebastopol and West County community members will explore a range of options for new development or revitalization of existing structures, and will gather community input from the region to inform planning and goal development.

Sebastopol plays a central role in West County civic, economic, cultural and social activities. Currently, government and leading community organizations occupy a variety of buildings and locations throughout the larger Sebastopol area. Each independent entity is experiencing a mix of successes and challenges. The Sebastopol Regional Library is too small to serve both the Sebastopol and West County communities that currently access its resources, and the Sebastopol Senior Center is in need of more space to serve a growing population of seniors with an increasingly varied range of services. This committee is envisioning an inclusive, and multi-functional hub that can bring services and resources to Sebastopol and West County citizens, while also supporting community-building and civic participation. This hub will



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complement a sustainable, walkable and future-focused community plan that addresses the needs of multiple constituents.

When

The Building the Commons Committee was appointed by Sebastopol's City Council to give actionable definition to The Commons concept. By Q3 2026, we will identify and assess potential leading occupants, their specific needs, places to locate The Commons, estimated costs, and funding sources. The Committee began discussions in September of 2025, and will continue through August, 2026. All meetings are open to the public and agendas are posted online. The Committee will deliver a first progress report to the Sebastopol City Council in January.

The Public Messaging Subcommittee has been dissolved.

Future Items

It is anticipated within the next three months that the Committee will complete initial community needs assessment synthesis; advance funding options evaluation; potentially refine subcommittee structure.

It is anticipated within the next six months that the Committee will develop more detailed project recommendations; prepare for potential site or design considerations; identify funding sources for recommendation; report back with progress toward a viable commons concept.

STAFF ANALYSIS:

This item is informational only and does not require Council action beyond receipt of the report. Staff will continue to support the Committee's work and coordinate future reports to City Council as milestones are achieved.

CITY COUNCIL GOALS / PRIORITIES / GENERAL PLAN CONSISTENCY:

This agenda item represents the City Council goals/priorities as follows:

- **COMMUNITY VITALITY:**
 - Enhance Sebastopol as a great place to live that values community health and wellbeing.
 - Preserve Sebastopol's unique character.
- **INFRASTRUCTURE:**
 - Maintaining High Quality Infrastructure, Facilities and Services includes repairing/replacing outdated city facilities, improving streets, stormwater and wastewater infrastructure.
- **HIGH PERFORMANCE ORGANIZATION**
 - Restoring public trust
 - Improve Public Communications
- **ECONOMIC DEVELOPMENT**

City of Sebastopol General Plan

- Action CSF 6c: Work collaboratively with the County library system and community volunteers to identify opportunities to expand and provide library services that meet the educational and social needs of all residents, including possible replacement or expansion of the Sebastopol branch library
- Action CSF 6d: Identify partnership opportunities between municipalities, other agencies and library support organizations to expand library facilities, resources and services.
- Action CSF 6j: After conducting comprehensive needs assessments, establish priorities and funding mechanisms for projects and improvements to public and community facilities and buildings. The priority-setting process should include an extensive public outreach and participation program, and should



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assess needs and opportunities associated with the following types of buildings and facilities: Library, Community Cultural Center, City Hall/City offices, and other community buildings/needs identified by the public and the City Council.

- Action CSF 6e: Establish an innovative approach to funding cultural, community, and library facilities and/or services, in addition to State and Federal grants and loans. The City should establish mechanisms to allow gifts and dedication of land and facilities by individuals, local businesses, and national corporations.

The item also represents the Sonoma County Mayors and Councilmembers Association Cities and County Critical Areas Coordination Ad Hoc Committee will bring together County and city leaders to work on three shared priorities—mental health and homelessness services, emergency preparedness, and shared facilities.

The goal is to improve communication and collaboration, find practical solutions, and strengthen cooperation across local governments so that all the residents of the nine jurisdictions and the unincorporated areas of our County can all receive the same level of service, have access, be prepared and understand emergency responses and have access to community gathering spaces and assets.

PUBLIC COMMENT: As of the preparation of this staff report, no public comments have been received. Any written public comments received after publication will be provided to the City Council as supplemental materials prior to or at the meeting. Members of the public may also provide oral comments during the public comment portion of the agenda item.

PUBLIC NOTICE: This item was noticed in accordance with the Ralph M. Brown Act and was made available for public viewing and review at least 72 hours prior to the scheduled meeting.

FISCAL IMPACT: There is no additional fiscal impact associated with receipt of this informational item.

RESTATED RECOMMENDATIONS/OPTIONS: That the City Council receive the informational report.

OPTION(S): None. This item is informational only.

ATTACHMENTS:

- a. Commons Community Needs Assessment Subcommittee Report
- b. Public Libraries for Community Building
- c. West County Community Demographics
- d. Funding Assessment Subcommittee Report

**Commons Community Needs Assessment Monthly
Quarterly Update
01-13-2026**

Community Needs and Assets Assessment : The Sub-Committee has discussed data collection methods for understanding community needs, noting that while some library usage data is available, broader community surveys are still in progress and won't be completed immediately.

We explored working using the data currently existing survey/reports.

We explored what might be the right approach for conducting an initial assessment given the need to ensure it truly meets community needs rather than just being driven by available space and funding.

It was decided to start with one-on-one surveys with community leader engaging the participation of interested community members in the conduct of the surveys.

Expanding Self-Healing Community Initiatives: We have discussed expanding the concept of a self-healing community beyond traditional library services, with city council that the initiative should be broader and more comprehensive.

Libraries as Community Hubs: We learned that public libraries can serve as community hubs offering various services like ESL classes and job fairs.

In the course of these discussions, we acknowledge the challenge of getting people to envision something beyond their immediate interests.

It appears that Community members lack experience with modern library services; this, in turn, suggests the need to approach the concept from different community perspectives to capture broader imagination

Sebastopol Health Index Initiative: The group discussed creating a community index focused on social determinants of health, aiming to improve Sebastopol's score from a C+ to an A+. We have discussed using examples from other communities to demonstrate what actions led to their improvements. Prior work on the Sebastopol Tobacco Retail Licensing highlighted Sebastopol's strengths and weaknesses, which resonated with the city council.

It was proposed that our report should be based upon "evidence based" standards and validated surveys.

How does a community tested achieved high scores. As noted above, the group agreed to interview local leaders to gather data and support for the initiative, with the support of interested community members ...a true community survey.

Sebastopol Commons Language Approval: The group discussed the language approved by City Council regarding the Sebastopol Commons and West County scope of the Building the Commons project.

The sub-committee has on-going discussion conversation also touched on the importance of community trust in public spaces,

Community Health Score Improvement Plan: We have explored strategies for improving their community's health score using social determinants of health data. The team aims to interview 30 community members, with council members volunteering to help conduct interviews. Dr. Dory Escobar of Santa Rosa <https://www.linkedin.com/in/dory-escobar-phd-1154868/> suggested reaching out to people in various community settings like churches, farmer's markets, and laundromats. The group agreed to emphasize the importance of the study and Dory's expertise in their presentation to the council.

Resources Reviewed This Quarter

West County Community Services (WCCS)please see attached reports from them that Dr. Ellen Bauer of West County Health Services approved of their decimation
<https://westcountyservices.org/about-wccs/>

- 2022 Needs Assessment: Understanding West County Communities and Populations through the Lens of Self-Healing Communities

County Health Ranking & Roadmaps

<https://www.countyhealthrankings.org>

Prioritized Community Health Needs

<https://sonomacounty.gov/health-and-human-services/health-services/about-us/prioritized-community-health-needs>

Public libraries for community building

<https://www.countyhealthrankings.org/strategies-and-solutions/what-works-for-health/strategies/public-libraries-for-community-building>

Sonoma County Sonoma County Master Plan for Aging

<https://sonomacounty.gov/Main%20County%20Site/Health%20and%20Human%20Services/Human%20Services/Adult%20and%20Aging/Documents/CC%20Sonoma%20County%20Master%20Plan%20for%20Aging%20FINAL%209.9.24.pdf>

Community Commons

<https://www.communitycommons.org>

Reimagining the Civic Commons (Tools for Your City)

<https://civiccommons.us/resources/>

Community Health Needs Assessment (County of Sonoma)

<https://sonomacounty.gov/health-and-human-services/health-services/about-us/community-health-needs-assessment>

Measure What Matters Tool Kit

<https://civiccommons.us/2019/01/measure-matters-diy-toolkit/>

Aspen Forum for Community Solutions (AFCS)

<https://www.aspeninstitute.org/programs/forum-for-community-solutions/>

Key findings about Americans' declining trust in government and each other

<https://civiccommons.us/2019/07/key-findings-americans-declining-trust-government/>

**SONOMA COUNTY COMMUNITY HEALTH ASSESSMENT AND IMPROVEMENT PLAN
2024-25**

<https://sonomacounty.gov/Main%20County%20Site/Health%20and%20Human%20Services/Health%20Services/Documents/About%20Us/Public%20Reports/Assessment-Improvement-Plan2024-25-Eng.pdf>

Project for Public Spaces

https://www.pps.org/?mc_cid=f31b4b9fbc&mc_eid=44ba17a25b

....among others.



What Works for Health Strategy

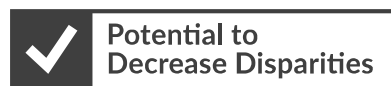
Public libraries for community building

Evidence Rating



Strategies with this rating are recommended by credible, impartial experts but have limited research documenting effects; further research, often with stronger designs, is needed to confirm effects.

Disparity Rating



Strategies with this rating have the potential to decrease or eliminate disparities between subgroups. Rating is suggested by evidence, expert opinion or strategy design.

Public libraries provide community members with materials, resources, services, and support to meet their information needs, along with space to gather¹. Resources often include computers with high-speed internet that can support job seekers, civic engagement, and overall enrichment, particularly for those without home internet access. Libraries can serve as a community gathering place by providing safe, quiet spaces for individual and group use for formal and informal programs and activities^{2,3}. Programs can include enrichment activities such as story time, arts and crafts, or exercise classes, as well as supportive programs on topics such as financial literacy, food security, or housing information⁴. Public libraries can partner with social support agencies and organizations to connect patrons with services and may also host these partners on-site¹. Public libraries in urban, suburban, and rural areas can receive local, state, and federal funding from governments and philanthropic organizations⁵.

What could this strategy improve?

Expected Benefits

Our evidence rating is based on the likelihood of achieving these outcomes:

- Increased community involvement
- Increased social capital

Potential Benefits

Our evidence rating is not based on these outcomes, but these benefits may also be possible:

- Improved access to social services
- Increased civic participation

What does the research say about effectiveness?

Public libraries are a suggested strategy to increase community involvement^{2, 3, 6, 7, 8, 9} and social capital^{2, 8, 9} among patrons of library resources, gathering spaces, and programming. Additional evidence is needed to confirm effects.

Public libraries may increase community involvement through participation in formal and informal activities and meetings, along with unplanned interactions^{6, 7}, which may increase social inclusion². Public libraries may also encourage patrons to use materials and forms of technology that are new to them (available on-site and often for checkout), such as computers, tablets, and e-readers, which may reduce the digital divide between older and younger users as well as those with lower and higher incomes². Experts suggest that resources and support available in public libraries such as assistance for small businesses, career resources, and access to government and community services, may contribute to community involvement³. Public libraries can provide a natural hub for community partners and local stakeholders to come together to discuss and address community needs¹⁰. Additional research is needed about how libraries enhance reading, democracy, and culture in a community².

In public libraries, patrons meet and interact across different stages of life and socio-economic status through both formal and informal activities, which may build trust and increase social capital². Public libraries may increase community collaboration by offering free, accessible, universally available meeting spaces and services, information and technological equipment, and supporting literacy skills for all ages¹¹. Public libraries may support vulnerable populations, including refugees, by providing information and services that help them adjust to their new community; these efforts may increase trust, social capital, and community involvement⁸. Public libraries may also be used as cultural spaces to share local Indigenous knowledge such as languages, traditional tools and techniques, and for culture preservation⁶.

Through community-based partnerships, public libraries may improve access to social services, whether by having social workers located on-site, social services training for library staff members, or linking library patrons to community-based social service partners¹. Additional research is needed about how social services may be offered in libraries, particularly as the compounding social issues of poverty, trauma, and mental health challenges continue to grow^{1, 9}. Experts suggest that partnerships between libraries, public health agencies, health care systems, and policymakers are needed to expand infrastructure, programming, and training to meet the needs of all community members utilizing library services⁹. Public libraries may also serve as shelters and resource hubs following natural disasters, coordinating with and leveraging their resources for use by first responders and other emergency services^{12, 13}.

Public libraries are generally perceived as trusted public institutions and are intended to be politically impartial¹¹. Recent research has shown no significant relationship between public library usage and political affiliation¹⁴. A Tennessee-based study suggests that offering voter registration assistance and election information at libraries may increase civic participation¹⁵.

How could this strategy advance health equity?

This strategy is rated **potential to decrease disparities: suggested by expert opinion**.

Public libraries are a suggested strategy to reduce disparities in access to resources, services, and public spaces for community involvement among residents with low incomes, youth, older adults, rural residents, and other vulnerable populations (e.g., veterans, immigrants, refugees, individuals experiencing homelessness, etc.)^{7, 8, 9, 23}. Public libraries offer materials, resources, and services free of charge, which increases access to information and broadband for patrons with low incomes and can reduce the digital divide between people with higher and lower incomes⁷. Public libraries are a safe, free space for children to go for educational activities such as homework assistance and tutoring or for social activities such as story time, creative programs, and video games³. Youth from disadvantaged backgrounds may experience greater benefits than more advantaged peers^{7, 9}. However, additional research is needed regarding how public libraries may best meet the resource and information needs of LGBTQ and gender variant youth²⁴. Creating additional library branches or establishing mobile library branches in communities with larger populations of minoritized residents or residents with low incomes may

bring materials and programming directly to underserved neighborhoods²⁵. Some community members, such as those experiencing homelessness, may seek out public libraries as a safe, climate-controlled place to take refuge from weather⁹ and to access resources and connect to social services⁷.

Public libraries are designed to welcome residents from across a community, regardless of race, ethnicity, socio-economic status, age, or gender, which may promote social interactions across groups and bridge cultural gaps^{2, 7}. Experts suggest that public libraries may increase social capital within a community, especially among individuals with low incomes, older adults, parents of small children², and individuals with mental health and substance use conditions⁹ and may also increase trust in society¹¹. Through collaborations with social services providers, public libraries may connect patrons, including rural residents, with critical forms of social, financial, or medical assistance and to partners located on-site or in the community^{1, 6}. Public libraries can offer specialized resources, programming, and services for older adults^{7, 26} and veterans, which may include large print materials along with designated spaces to gather as a group or to meet with counselors or on-site social service providers²⁷.

Experts recommend that librarians have backgrounds similar to the community to facilitate relationship building, which may increase trust in public libraries both as institutions of learning and community support⁷.

What is the relevant historical background?

Following the Revolutionary War (1775-1783), public libraries were established to address the public's demand for literature and to keep pace with the educational movement spreading across the nation²⁸. The first tax-supported library was established in the city of Peterborough, New Hampshire in 1833²⁹. The U.S. had more than 3,500 public libraries by 1920, in part through funding provided by industrialist and philanthropist Andrew Carnegie. Carnegie's funding helped establish over 2,500 libraries worldwide²⁹. Yet, some communities, particularly in the segregated Southern U.S., rejected Carnegie's funding based on the assumption that these grants would stipulate admittance regardless of race³⁰.

State and local racial segregation laws prevented Black individuals from accessing public libraries and many other public facilities well into the 1960s. Segregated libraries were established for Black individuals after the Supreme Court upheld the 1896 Plessy vs. Ferguson decision that "separate but equal" facilities were constitutional; however, these libraries did not receive equal amounts of funding or resources³¹. Protests over many years influenced three critical events that led to the desegregation of public libraries: the Supreme Court ruling of Brown vs. Board of Education, the Civil Rights Act of 1964, and the Voting Rights Act of 1965^{31, 32}. Although segregated libraries legally ended, many public libraries in formerly redlined, segregated neighborhoods and rural communities still struggle with limited budgets and have fewer resources than public libraries in more affluent areas^{33, 34}.

Some state and local governments have attempted to reduce public library staff and funding in response to librarians' refusal to censor and remove materials regarding history, race, gender identity, sexuality, or reproductive health³⁵. In 2023, the American Library Association reported 695 attempts to censor library materials; most challenges were to books written by or about a person of color or a member of the LGBTQIA+ community³⁶.

Equity Considerations

- What would equitable funding for public libraries by your state or local government look like? What should policymakers consider when making funding decisions?
- Who uses your public library? How easily accessible are your local libraries for all members of your community? How can your community ensure materials, resources, services, and programming address the needs of those who would benefit the most?

- How can your public library partner with local social workers, policymakers, public health, health care systems, local governments, or academic libraries to offer additional services?
- Does your public library's activities and programming reflect the voices and interests of all local residents? What efforts are needed to create inclusive environments?

Implementation Examples

As of 2023, there are over 9,200 public library systems and 16,500 public library buildings nationwide¹⁶, offering access to billions of books and providing services to communities, including broadband internet¹⁷. The number of libraries in a community varies, particularly the distribution between urban and rural areas, while the size of libraries and available resources depends upon funding⁶.

Public libraries may establish partnerships with local social service agencies and organizations to meet the broader social and mental health needs of their communities. The Chicago Public Library (CPL) System partnered with AMITA Health to develop the Social Worker in the Library Program to address the needs of patrons experiencing homelessness, mental illness, and other challenges¹⁸. Additional partnerships with local government and the Chicago Department of Public Health established permanent funding for mental health services and programming, available at CPL locations across the city^{19, 20, 21}.

Some public libraries are incorporating knowledge shared by mental health professionals into programming and services for patrons. Public libraries in San Diego are training librarians in mental health first aid to identify mental health-related symptoms and administer de-escalation strategies. In New York City, public libraries' partnerships with mental health programs are increasing public access to mental health information and support²². Many libraries also offer naloxone kits for opioid overdose reversal that patrons can take home as one way to address increased substance use in their community²².

Implementation Resources

‡ Resources with a focus on equity.

ALA-Community engagement - Public Library Association, a Division of the American Library Association (ALA). Community engagement & outreach.

NYPL-Community resources - New York Public Library (NYPL). Community resources.

SLNC-Community engagement - State Library of North Carolina (SLNC). Community engagement: Public relations, outreach, volunteers/friends of the library.

MCLS-Extension - Monroe County Library System (MCLS) Outreach Department. Extension/outreach services: Bringing library resources to under-served members of our community. Rochester Public Library, Rochester, New York.

Footnotes

* Journal subscription may be required for access.

¹ Lee 2022d - Lee S, Bae J, Sharkey CN, et al. Professional social work and public libraries in the United States: A scoping review. *Social Work*. 2022;67(3):249-265.

- ² Sorenson 2021 - Sørensen KM. Where's the value? The worth of public libraries: A systematic review of findings, methods and research gaps. *Library and Information Science Research*. 2021;43(1):101067.
- ³ Scott 2011 - Scott R. The role of public libraries in community building. *Public Library Quarterly*. 2011;30(3):191-227.
- ⁴ Hammock 2023 - Hammock A, Pandolfelli G, Samuel T, et al. Understanding how suburban public librarians respond to the health and social needs of communities. *Library & Information Science Research*. 2023;45(1):101217.
- ⁵ EveryLibrary - EveryLibrary. Where does public library funding come from?
- ⁶ Samsuddin 2020 - Samsuddin SF, Shaffril HAM, Fauzi A. Heigh-ho, heigh-ho, to the rural libraries we go! - A systematic literature review. *Library and Information Science Research*. 2020;42(1):100997.
- ⁷ Igarashi 2023 - Igarashi T, Koizumi M, Widdersheim MM. Overcoming social divisions with the public library. *Journal of Documentation*. 2023;79(1):52-65.
- ⁸ Kosciejew 2019 - Kosciejew M. Information's importance for refugees: Information technologies, public libraries, and the current refugee crisis. *Library Quarterly*. 2019;89(2):79-98.
- ⁹ Morgan 2016 - Morgan AU, Dupuis R, D'Alonzo B, et al. Beyond books: Public libraries as partners for population health. *Health Affairs*. 2016;35(11):2030-2036.
- ¹⁰ Whiteman 2018 - Whiteman ED, Dupuis R, Morgan AU, et al. Public libraries as partners for health. *Preventing Chronic Disease*. 2018;15:170392.
- ¹¹ Ferguson 2012 - Ferguson S. Are public libraries developers of social capital? A review of their contribution and attempts to demonstrate it. *Australian Library Journal*. 2012;61(1):22-33.
- ¹² Ghorbanzadeh 2021 - Ghorbanzadeh M, Ozguven EE, Tenney CS, et al. Natural disaster accessibility of small and rural libraries in northwest Florida. *Public Library Quarterly*. 2021;40(4):310-329.
- ¹³ Bishop 2013 - Bishop BW, Veil SR. Public libraries as post-crisis information hubs. *Public Library Quarterly*. 2013;32(1):33-45.
- ¹⁴ Lund 2020 - Lund BD, Hendrickson BL, Walston M. Election voting and public library use in the United States. *Evidence Based Library and Information Practice*. 2020;15(4):4-15.
- ¹⁵ Herbert 2021 - Hebert HS, Lambert FP. Providing voter registration and election information in libraries: A survey of public libraries in Tennessee. *Public Library Quarterly*. 2021;40(1):33-46.
- ¹⁶ ALA-Library fact sheet 1 - American Library Association (ALA). Number of libraries in the United States: Library fact sheet 1.
- ¹⁷ ALA-Broadband - American Library Association (ALA). Issues & advocacy. Broadband.
- ¹⁸ CC-Library - Community Commons (CC). Social worker in the library Chicago.
- ¹⁹ CPL-Mental health - Chicago Public Library (CPL). (2023, December 26). *Mental health and social services available at CPL locations*. Retrieved August 27, 2025.
- ²⁰ CDPH Mental Health Centers - Chicago Department of Public Health (CDPH). (n.d.). *CDPH Mental Health Centers*. Retrieved August 27, 2025.
- ²¹ Lawndale News-CDPH MHS - Lawndale News. (2023, March 30). *Chicago Department of Public Health (CDPH) begins offering mental health services in select libraries*. Retrieved August 27, 2025.
- ²² APA-Stringer 2020 - Stringer H. Libraries as mental health hubs. *American Psychological Association (APA)*. 2020;51(3):26.

- ²³ Takyi 2023 - Takyi S, Antwi RB, Ozguven EE, et al. Measuring spatial accessibility of public libraries using floating catchment area methods: A comparative case study in Calhoun County, Florida. *Transportation Research Interdisciplinary Perspectives*. 2023;22:100944.
- ²⁴ Robinson 2016 - Robinson T. Overcoming social exclusion in public library services to LGBTQ and gender variant youth. *Public Library Quarterly*. 2016;35(3):161-174.
- ²⁵ Cheng 2021 - Cheng W, Wu J, Moen W, Hong L. Assessing the spatial accessibility and spatial equity of public libraries' physical locations. *Library & Information Science Research*. 2021;43(2):101089.
- ²⁶ Lenstra 2020 - Lenstra N, Oguz F, Duvall CS. Library services to an aging population: A nation-wide study in the United States. *Journal of Librarianship and Information Science*. 2020;52(3):738-748.
- ²⁷ Roy 2016 - Roy L, Barker M, Hidalgo LL, Rickard FA. Public library services for veterans: Selected brief case studies. *Public Library Quarterly*. 2016;35(3):222-242.
- ²⁸ Kevane 2014 - Kevane M, Sundstrom WA. The development of public libraries in the United States, 1870-1930: A quantitative assessment. *Information and Culture*. 2014;49(1):117-144.
- ²⁹ DPLA-US Public libraries - Digital Public Library of America (DPLA). A history of U.S. public libraries.
- ³⁰ Steele 2020a - Steele JE. A history of censorship in the United States. *Journal of Intellectual Freedom & Privacy*. 2020;5(1).
- ³¹ DPLA-Segregated libraries - Digital Public Library of America (DPLA). A history of U.S. public libraries. Segregated libraries.
- ³² LOC-Brown v. Board - Library of Congress. Exhibitions. Brown v. Board at fifty: "With an even hand."
- ³³ Wheeler 2004 - Wheeler M, Johnson-Houston D, Walker BE. A brief history of library service to African Americans. *American Libraries*. 2004;35(2):42-45.
- ³⁴ Sin 2011 - Sin S-CJ. Neighborhood disparities in access to information resources: Measuring and mapping U.S. public libraries' funding and service landscapes. *Library & Information Science Research*. 2011;33(1):41-53.
- ³⁵ ALA-State of libraries - American Library Association (ALA). The state of America's libraries: Libraries adapt and innovate in the midst of record-breaking censorship challenges. 2023.
- ³⁶ ALA-Book challenges - American Library Association (ALA). Press release: American Library Association releases preliminary data on 2023 book challenges. 2023.

To see all strategies:

countyhealthrankings.org/whatworks

Appendix 1. West County Community Demographics

West County Region	Zip Codes	Life Expectancy **	Race/Ethnicity "White" * (% ttl pop)	Race/Ethnicity BIPOC * (% ttl pop)	Children 0-17 * (% ttl pop)	Elementary School Enrollment *	No HS Diploma * (% pop 25+)
Sebastopol / West County	94922 94923 95444 95465 95472	84 yrs	81.9	18.1	16.4	1,223 (4.3% of ttl pop)	7.9
Russian River	95421 95430 95436 95446 95462 95486	82 yrs	83.8	16.2	14	878 (4.1% of ttl pop)	5.8

* <https://statisticalatlas.com/county/California/Sonoma-County>

** 2021 Sonoma County Summary Measures of Health

Community	ZIP	Median Income	Employment Rate	Poverty Rate	Food Stamp Recipients (% ttl pop)	K-12 School Enrollment	% Pop 25+ w/out HS Diploma	% Pop 25+ w/Bach. Degree	Lack Health Insurance
Sebastopol	95472	95,417	58.30	8+/- 2%	6.4	60.2+/- 5.2	5.4	44.7	4.6
Occidental	95465	65,357	59.60	11.2+/- 5	2.2	92.5 +/- 8		48	4.7%+/- 6
Graton	95444	63,396	50.30	0	4.1	88.2	18.9	44.8	0.0 +/- 10.6
Forestville	95436	75,417	65.30	8.20%	6.9	69.8	4.9	35.3	3.40%
Guerneville	95446	75,035	51.10	11.4%+/- 3%	15.3	67.1 +/- 9.2%		34.5	6.4% +/- 2%
Rio Nido	95471	78,672	38.50	19.90%		78.4			0.0 +/- 6.8%
Villa Grande	95486	78,672	100.00	0.0 +/- 49.6%		NA			0.0 +/- 49.6%
Monte Rio	95462	45,417	51.50	7.6+/- 6.2%	19.1	62.4 +/- 17.4	5.6	24.6	10.4 +/- 5.9%
Cazadero	95421	61,691	53.80	3.9% +/- 4.7%	5.8	0.505	5.1	17.1	6%+/- 3.3
Jenner	95450	62,979	56.60	0.0% +/- 16.4		0.72		40.6	0.0% +/- 16.4
Bodega Bay	94923	66,975	47.80	2%	2.8	52.9+/- 17.8		58.1	0.0% +/- 3.4%
Bodega	94922	112,244	49.40	12.3		100	16.6	15.7	6.6

Source: <https://data.census.gov/cedsci/>

US Census 2020 ACS 5-Year Estimates Subject Tables

Appendix 2. West County Health Center Client Demographics

	2016	2017	2018	2019	2020	2021
Total Patients	12,923	12,838	12,124	11488	10124	9,952
Total Homeless patients	388	691	586	602	593	735

Age						
0-17	22%	22%	22%	23%	19%	21%
18-44	32%	31%	31%	31%	31%	30%
45-64	30%	30%	29%	28%	29%	27%
65 +	16%	17%	19%	19%	21%	22%

Ethnicity						
White/Non-Hispanic	68%	68%	64%	76%	59%	59%
Hispanic	14%	14%	13%	14%	14%	14%
African American	<1%	<1%	1%	1%	<1%	<1%
Asian/Pacific Islander	<1%	<1%	2%	<1%	<1%	<1%
Native American	<1%	<1%	<1%	<1%	<1%	<1%
Unreported/Refused to report	12%	11%	15%	16%	20%	20%

Poverty Level						
0-100% FPL	21%	37%	20%	21%	18%	16%
101-200% FPL	13%	17%	12%	16%	14%	13%
201% + FPL	10%	14%	10%	13%	10%	11%
Unknown	56%	32%	58%	51%	58%	60%

Special Populations						
Non-English Speaker	10%	6%	7%	6.0%	6.0%	6.0%
Migrant/Seasonal	<1%	<1%	<1%	<1%	<1%	<1%
Homeless	3%	5%	5%	5%	6%	7%

Appendix 3. West County Schools

Appendix 4. Early Childhood

Number of Births (2016), Mean Strong Start Score (2016), Percentage of Families in Poverty (2017), and Percentage Non-white Population (2017), Overall Rank and Indicator Rank, by Census Tract

Portrait of Sonoma County Census Tract Name	# births	Overall rank	Mean Strong Start Score	Ranking - Strong Start	% below poverty	# families in poverty	Ranking - % families in poverty	% non-white	Ranking - % non-white
Guerneville/Rio Nido	31	10	8.9	4	16%	125	4	22%	2
Monte Rio	29	8	9.3	3	17%	114	4	18%	1
Southeast Sebastopol	35	7	9.1	3	3%	33	2	22%	2
West Sebastopol/Graton	29	7	9.1	4	5%	71	2	20%	1
North Sebastopol	40	6	10.0	1	10%	159	4	15%	1
Hessel Community	27	6	8.9	4	2%	32	1	15%	1
Jenner/Cazadero	22	6	9.3	3	4%	20	2	19%	1
Gold Ridge	30	5	9.9	1	8%	95	3	19%	1
Forestville	24	5	9.6	2	3%	28	2	21%	1
Occidental/Bodega	23	5	9.5	2	6%	50	2	9%	1
Southwest Sebastopol	27	4	10.3	1	5%	55%	2	12%	1
Russian River Valley	33	3	10.0	1	1%	15%	1	20%	1

2020 Sonoma County Early Childhood Scan

Prenatal Visit in 1st Trimester

Percentage of prenatal care patients who entered prenatal care during their first trimester.

UDS-CA Benchmark 2019	HP 2020	2016	2017	2018	2019	2020	2021
77.7%	N/A	82%	85%	79%	90%	92%	92.47%
		119/146	118/139	93/117	101/112	98/106	86/93

WCHC Uniform Data System, 2016-2021

Low Birth Weight

Percentage of babies of health center prenatal care patients born whose birth weight was below normal (less than 2,500 grams)

UDS-CA Benchmark 2019	HP 2020	2016	2017	2018	2019	2020	2021
93.2%	N/A	0%	0%	3%	0%	2%	5%
		0/84	0/69	2/44	0/45	1/59	2/38

WCHC Uniform Data System, 2016-2021

Appendix 5. What Is a Healthy Community to West County Stakeholders?

Imagine that you live in a truly healthy community. What would be different from the way things are?
Kids would have more things to do; no climate change and its negative impacts like fire; increasing number of people who are engaged in Fire prevention activities from hardening to fuel reduction to all sorts of things
Greater percentage of people actually able to do healthy activities a greater percentage than current. I would like to overhear discussions like in the grocery store about this, that it's just part of what people around here talk about how to get more healthy, how to get more fire safe.
Improve preventive care over acute care
Medical prevention and do the monitoring and the preventive and the primary care so that we did not react to things in a we were not reactive but could be proactive
We'd have equity and equality; we wouldn't have people living on the streets; we wouldn't have people who are food insecure; We wouldn't have some various segments of the community alienated from other segments of the community who wouldn't have denial happening.
Those more underserved their voices would be heard louder in health, safety and prevention, economics, business, whatever.
Having a healthy community would have policies in place regarding the sale of any tobacco products that addresses and eliminates the targeting of youth and BIPOC
Fire safety officer that you have somebody in the schools talking about what it's what the hazards are in vaping
Every homeless would have a home that would be a healthy community. I think that's a big issue in Sonoma County. Obviously, there's a lot more issues, but I think for me right now, homelessness would not part of a healthy community.
I think access to health care would be number one.
I would add to the access to healthcare. In in an affordable way. Again, that's equity and in addition to that, that they're the frailest within the community that there would be some means that these people are contacted in making sure that their health needs are being taken care of, like to say health advocate or case management or something like that.
a healthy community would have access to something local that is safe for women, parents, and children in these situations
cohesive processes and resources for early mental health referrals for all ages
All people that our school district serve in our community have access to all of the resources that are available in that Community. And by that I just take it a little farther that you know we have parents with different levels of ability to access systems to negotiate technology to work their way through the steps and needed things to get the Community resources and support that their family needs.
Healthier students and families...fewer rates of neglect, fewer rates of abuse. Adverse childhood experiences at a minimal, students with zero basis scores. Rn absence of homelessness. More parks and access to safe places to play and for families to have recreation. We would see more opportunities for just exercise in general. in a healthy community there would be a plethora of opportunities for Wellness activities trainings, for example, parent trainings or just parent interest, family interests. We would see more opportunities for transportation to Santa Rosa. That folks could access some needed health needs and other resources. Reduction in food insecurity for families.

Affordable housing and that's kind of the biggest issue that our seniors are dealing with. That is fundamental to a healthy community that people of all different socioeconomic levels can thrive and live and work in the communities that they work or live in. I see a healthy community where people can live affordably and have access to public transportation to get to their doctor's appointments and grocery shopping and to for social activities. And then of course, to be able to age in place safely.
More housing, fewer mental health issues. more resources for the families in this area in regards of a movie theater or somewhere families can gather together and be able to socialize, a place where a community can come together, folks can feel the sense of belonging. when a family has all the all the other needs being met, then they tend to be happier or live in a happier place. Yes, as a community, the cohesion, the community, feeling and the cohesion between folks in the community feels stronger.
Point Reyes Station has a Community Health Center. It has full time mental health services, it has a social services in the county, a Social Services Office and outreach workers that are dispatched from there. In other words, it has an array of services that we have none of. Services similar to Point Reyes station to serve our population
Everyone is helping each other. If there's like projects going on in the community, you feel like anyone would be willing to help and you don't feel scared, you feel safe and you're happy with anyone in in the community. You don't feel unsafe around others.
I think it's important for like in some way to be like active in the community...going out and doing projects or helping people, or if it's even just interacting with other people and trying to find common ground.
somewhere where there is a general goal of working towards mutual interest and benefit of all community members...having a lot of resources available for folks who need support and a judgment free zone where support is available.
free community garden, food, clinics for stuff like mutual aid, harm reduction, drug supplies like Narcan and test strips, free birth, control that stuff like that for people in the community they keep the community, healthy, therapy and stuff like that
support for everyone and individualized support and anything that people could need
Overall quality of life would be improved, longevity, healthier teens and young people
No fentanyl drug abuse issues, an overall more resilient community with all citizens being productive
Parks and community settings where you see that children, families, neighborhoods are playing, driving, connecting with one another
people experiencing a sense of well-being, in ease that makes it possible for them to enjoy one another in that space
awareness of access to resources to make those moments possible...to the extent that there's want in the community for mental health care, for healthcare, for wellness, support for food and nutrition that there are easy to access trusted, well resourced
Community support network that provides a safe space for people to access supportive resources
you wouldn't see people living on the streets or with obvious addiction and or mental health issues sleeping outside. Wouldn't see so many broken families, resulting in seeing families in trauma and children acting out at schools. Wouldn't see as many hungry seniors as we do now. And we wouldn't see the violence that we see whether inside the home or externally.

Everybody would be housed, would be earning a living wage, not a minimum wage, but a living wage. Everyone, no matter their documentation status, would have access to quality health care, mental health. dental health, the whole shebang. All workers would be safe and healthy on their jobs, provided with the education they need to encounter the multiple hazards they may encounter in the workplace, education that's accessible to them whatever their literacy level, whatever their native language, whether it's Spanish or an indigenous language
A community where people aren't being exposed to toxics like fungicides and Roundup unwillingly
More equality in terms of access to services and complete access to their basic needs; enough healthy food to have a have a healthy life, were lots of childcare services and mental health services
More people being active and outdoors and easy places to be in nature, community engagement
would have the means to provide services for our homeless and the mentally disturbed population within the homeless
a thriving, healthy community would have the means to deal directly with our populations that are suffering mental challenges even to the point of institutionalization
there is a young man that I know... he goes around, and he talks to the homeless people...I'm not quite sure what he does, but if there were more community liaisons that might be able to do more like he is already doing
Many existing community partnerships, including West County Community Services, Guerneville School, Senior Center, River to Coast (some could be improved, not always pleased with efforts to support unhoused)
Individual residents supported unhoused, even if not all community organizations do
Everybody in the community being kind of actively engaged and connected.
more opportunities for transportation to Santa Rosa. That folks could access some needed health needs and other resources.
We would see healthier students and families come. I could speak kind of broadly to that, but every in kind of every aspect we would see fewer rates of neglect, we would see fewer rates of abuse
More parks and access to safe places to play and for families to have recreation.
Absence of homelessness
A healthy community creates opportunity to go out into the fresh air, exercise, socialize publicly, build community and social connection.

What community strengths or assets currently exist that can be leveraged or maximized to move us toward a healthier community?
Independent thinking Demographic out here along the lower river we have people that many times are quick to criticize and slow to participate, but if they have the facts, I'm finding that they can come to consensus on issues
we've got a very strong nonprofit group of organizations within throughout Sonoma County. Specifically, when you get out to the river, you got river to coast children services.
I think Guerneville is a good model...Guerneville school has done a tremendous job in the last six years. Bolstering the community and developing the garden and a number of other really innovative things. And that's basically because they've had a Superintendent that has been absolutely amazing. She's been a Dynamo. She's just in the process of retiring, but and will be sorely missed. But I tell you, she's done a remarkable job. She's up in the school too. She has been just a hub, If you will for community involvement, and that's so basically the way that schools are supposed to be
West County Community Services, West County Health Center, Face to Face, other non-profits
The time, talent, and treasure in the people in the community. The gifts of what they know, what they've learned, their life experiences, the resilience. That that they have and can demonstrate and share.
a lot of great community assets West County...nonprofit service providers, in the school clubs and service network; the elementary schools and high schools and the middle school at the Willow site. Definitely in the faith community and informal communities of spiritual and religious practice, social organizations and service club organizations. And there's a genuinely a very rich service orientation that exists there in West County.
There's wealth directed by those who are willing towards needs, that's an asset that's out there too. That's often untapped by ourselves in the in the nonprofit or community as well.
We have a county supervisor who's very active in supporting this area, District 5. Linda Hopkins
there's this pride in living in West County, and that can be an asset, as long as they don't go nativist...that can be an asset-local pride, community pride
access to walking trails, hiking trails, biking trails, to recreation on water river ocean. There are a lot of parks, and they're accessible, open to everybody. In general, we have pretty decent schools. So there's the building blocks of healthy community
I think there's a lot of people that care, a community that cares about what's happening for other. Sebastopol, CBO network and some of the work that's been happening in Guerneville or Sebastopol.
A lot of community organizing is already happening around these issues, like thinking about how we're supporting the homeless population, or the response to COVID and food security needs.
we live in a beautiful place with access to a lot of recreation and clean air and water
The county is also building a lot of institutional support for some of the problems that we're trying to tackle, including the homelessness problem, which is one of the bigger problems in the County, but also lack of affordable housing and climate change.
our supervisor, Linda Hopkins who's amazing. So, our community does have a lot of strengths and the fact that people are trying to make things better
We are rich in agencies; we have nonprofits and community-based organizations that have strong partnerships. For example, having West County Health Centers and in the new site there's a lot of potential. so just the fact that we have that facility and the amazing stuff that they have.

Instead of trying to find one agency to do all the parent workshops, coming together to do that. I would say our school district serves as a hub of this community. We are just one single site, 15 acres. We host the town hall meetings. We serve at a shelter for shelter in place just a number of purposes, so I think. it's a great resource for the community
diverse culture in Guerneville, I think the community prides itself on being an accepting and inclusive culture. You have multi generations here and newcomers, so I think you have strong pride and history here in this community and then yet, I do think it's still a welcoming community.
We have a strong Russian River Chamber of Commerce and with that we have a strong camaraderie of the business owners in this community and how they come together and pull together for one another as well.
Council on Aging Day service
Volunteerism and the strong volunteer spirit of a few people that are that are exhausted because they are so few
Health Action committees are a huge strength. Not only experience with Petaluma Health Action Group and now West County Health Center, but I've also seen some of the things that Healdsburg m Santa Rosa and Sonoma Valley have in place. We have all of these Health Action committees that have best practices models that could be shared within the county...some other great practices that we can find out about and replicate
The Juvenile Justice Dept has a program called KKIS, Keeping Kids in School, a trauma informed program and using their funding to provide case managers. For truancy cases...programming where an individual connected to county resources works at the school site and gets to know the staff and the systems
Having mental health-based staff on school sites. It had a significant impact on academic growth. Positive impact on attendance. A reduction in in discipline issues, and it was significant to the amount where we could present that data to our board.
we have municipal advisory, Supervisor Hopkins, and maybe a couple members here from Bodega Bay that are in contact with her office and give her feedback about unmet needs or things the county couldn't do anything from road conditions to social needs
active and engaged City Council in Sebastopol
the will of the Sebastopol community to address homelessness
a lot of people who not only want to be healthy, but want to help the community, I think there is a community spirit
Right now we have Carrie and his wife Sally. An elderly couple who, I believe once were homeless and they kind of pulled themselves out and part of what they give back to the community as they pick up trash.
People definitely rise up to the occasion. You'd be amazed at how many people up here in Guerneville, provide when they know about our workforce, fund and they yet still give \$5 or \$10
we are working on strengthening that partnership through one example is the Guerneville Community School collaborative

Sebastopol Commons Finance Subcommittee

01/22/2026 Report to Sebastopol City Council

Subcommittee Members:

RM Horrell (Chair)

Phill Carter (Council Member)

Naomi Hupert

Kent Jenkins

CHARGE and SCOPE

The Finance Subcommittee, made up of four members of the Building the Commons Committee reporting to the Sebastopol City Council, is charged with researching the potential cost for and funding viability of building a Commons within the City limits. This body's work is directly linked to, and interdependent upon, the full Committee's *Occupant Assessment* work. This Subcommittee will incorporate the Committee's findings into the below *Proofs of Concept* as that information becomes available, working to build rough cost estimates based on the Community Needs Assessment data and further building upon the work completed by *LANTERN* (a non-profit supported in part, by the Sebastopol City Council, to explore options for expanding the Sebastopol Library). Additionally, this Subcommittee will meet with stakeholders, e.g. business owners, contractors, realtors, government actors, etc, to explore the pricing and scoping of each project *Proof of Concept*.

While this Subcommittee's early efforts will seem largely theoretical as we await further defining information, these efforts are laying the groundwork to expedite the pricing-out, searching for, planning, and funding stages to be undertaken later in this process. In anticipation of the *Community Needs Assessment*, which will more specifically drive the full Committee's work, it is the task of the Finance Subcommittee to explore, and prepare for several reasonably plausible plans and, in so doing, uncover options or prospects that bring The Commons to a functional reality.

METHODOLOGY

Estimating the anticipated total space, likely occupants, and amenity requirements, the Finance Subcommittee intends to examine and develop *Proofs-of-Concept Commons* options. Those examples will cover a diverse set of timelines, locations, construction types, community needs, and potential funding sources. The goal is to provide the full Committee with enough information to formulate recommended direction(s) to the Sebastopol City Council. The proofs of concept are not intended to be definitive choices. They are intended as benchmarks to make high level costs and benefit comparisons of different execution strategies.

Because construction costs are the largest variable, the Subcommittee posits that it should provide the full Committee several viable options—from built-to-suit new construction to repurposing existing structures—from using City-owned real property to acquiring new property to private land and parcel swaps if appropriate.

PROOFS OF CONCEPT

- 1) **Build to Suit:**
 - New construction on City-owned or acquired land, of which the City will maintain ownership, or a long-term lease of the same.
- 2) **Remodel/Repurpose Existing Structure:**
 - Repurpose Existing Structure on City-owned or acquired land, of which the City will maintain ownership, or a long-term lease of the same
- 3) **Remodel/Remediate Existing Assets:**
 - Blended repurpose/new construction acquisition of on City-acquired land in need of remediation.. (Note* It is potentially in the interest of the City, its residents, and its businesses for the City to remediate properties in need thereof, even those the City does not own, as doing so makes for a safer, healthier, and more economically viable business district. Therefore, this option too should be considered as a viable possibility for a long-term lease.)

The following table will be used to track this Subcommittee's exploration of options:

	New Build	Repurposed/Remodel	Remediated/Remodel
Proof of Concept/ Example			
Primary Pros			
Primary Cons			
FUNDING:			
City			
County			
State			
NPOs			
Foundations			
Businesses			
Individuals			
Fundraising Campaigns			

POTENTIAL FUNDING STACK

The following is a preliminary list of *potential* funding opportunities. Once there are more details about the needs of the community, and members and partners in this venture, the Subcommittee will curate a set of viable funding opportunities based on a matching of goals between funder and the Commons to recommend for the Committee to pursue. We anticipate that as our work continues, this list may expand or contract to reflect Commons goals.

The following table is based on a multi-use community/facility project:

Source	Potential Amount	% of Project	Priority
NMTC (39% subsidy)	\$3-8M	15-25%	HIGH
USDA Community Facilities (Grant portion)	\$2-5M	10-15%	HIGH
USDA Community Facilities (Loan)	\$3-6M	15-20%	HIGH
CA Childcare Infrastructure	\$500K-2M	5-10%	MEDIUM
West Sonoma County EIFD	\$1-3M	5-15%	HIGH
Green Bonds/Climate Bond	\$1-2M	5-10%	MEDIUM
Private Foundations	\$500K-1.5M	3-8%	MEDIUM
Local City/County Match	\$1-2M	5-10%	Required
P3 Private Investment	\$2-5M	10-20%	MEDIUM
Source	Potential	Timing	Priority
West Sonoma County EIFD	\$3-8M	2026-2028	HIGHEST
Measure W (Library Tax)	\$2-5M	Immediate	HIGHEST
Community Investment Fund (TOT)	\$200-500K	Annual	HIGH
CDC CDBG/HOME	\$500K-2M	Annual NOFA	HIGH
Measure L (Event Facilities)	\$500K-1M	If auditorium	MEDIUM
County General Fund	\$1-3M	Budget cycle	MEDIUM
Library Foundation Campaign	\$1-2M	2-3 years	MEDIUM
Friends of Library	\$100-300K	Ongoing	LOW

SONOMA COUNTY-SPECIFIC FUNDING SOURCES

1. *Measure W:*

Sonoma County Library Sales Tax

2. *Community Investment Fund:*

Transient Occupancy Tax (TOT) Annual Allocation: \$500,000 (\$100,000)divided equally among 5 supervisorial districts

3. Sonoma County Community Development Commission:

(CDC) Annual NOFA \$4-7 million annually

Eligible Activities:

- Public facilities (libraries, community centers, senior centers)
- Economic development
- Microenterprise (small childcare businesses)

4. Sonoma County General Fund:

Board of Supervisors Discretionary: \$46 million approved in 2024-2025 for infrastructure

5. Sonoma County Public Library Foundation:

An independent nonprofit organization founded to augment public funds in support of our Sonoma County Library system. SCLF expands and enhances Sonoma County Library resources and services – always free and accessible for all – through fundraising, outreach, and advocacy.

As part of our work the Subcommittee will communicate and coordinate with the Sonoma County Library Foundation about timing and availability of funding for an expanded Sebastopol Library.

In addition, this Subcommittee has identified *Community Visions*, which provides planning and support for non-profit organizations in the San Francisco Bay area purchasing real estate, and will explore how their services may align with this Committee's goals once needs are further defined.

<https://communityvisionca.org/>

SCHEDULE

The Finance Subcommittee will meet, at a minimum, monthly separately from the full *Building the Commons* Committee meetings to address the above defined scope of work. The *Building the Commons* full Committee will be updated of this Subcommittee's work on a regular basis at those monthly Committee meetings and as requested by the Committee.