From: Paul Fritz [redacted]
Sent: Friday, November 13, 2026 5:19 PM
To: Public Comment Received For City Council <citycouncil@cityofsebastopol.gov>
Subject: Agenda Item 19

Dear City Council,
I am very disturbed to hear the council members McLewis and Maurer are attempting to repeal Sebastopol's adoption of AB 1033. Housing affordability is a true crisis in Sebastopol and AB 1033 is an important tool in the creation of more affordable housing options for our community.

Here is the range of housing is available for rent today in Sebastopol (according to Zillow). Starting with the least expensive to the most expensive.

<u>For Rent</u>
1 BR, 675 sf house - $1,999
1 BR, 475 sf apartment - $2,395
2 BR house - $2,700
4 BR, 3 BA 2,008 sf house - $4,200
3 BR, 2 BA, 2,125 sf house - $5,150

And these are the two least expensive for sale listings today on Zillow:

<u>For Sale</u>
1BR, 610 sf condo - Virginia - $399,000
3 BR condo – Valley View - $725,000

And I'll add that there is not a lot of inventory out there, for either rentals or for sale housing.

That's what our housing stock looks like today. Not super affordable. AB 1033 is a way to provide more affordable home buying options for people that want to live in Sebastopol. It's really very simple. People that have an existing ADU, or decide to build a new ADU have the *option* of selling that ADU. That ADU is going to be what is sometimes referred to as Naturally Occurring Affordable Housing. There is no deed restriction or subsidy to create the affordability. It will be affordable because it is small and shares a parcel with another home.

A for sale ADU could be a great opportunity for a first time homebuyer to make their first home purchase and be able to start building equity so that as their family grows they can trade up to something larger. A for sale ADU is also an opportunity for someone to downsize from their large home that used to accommodate a family but now only accommodates 1 or 2 people. The larger family home would then be available to someone with a larger family that could better use the space.

I realize the push to rescind AB 1033 is a reaction to the 8100 Valentine project. Maybe some of you may feel the developer 'took advantage' or 'found a loophole' in the ordinance. That this was 'not what was intended by adoption of AB 1033.' I will tell you that the ability to sell the ADUs separately from the homes is a feature and not a bug in this development. Without it a very different project would have been proposed for that property. It is only because the developer could get 39 for sale units on the property that it becomes financially viable. And these are exactly the kind of homes we need; modest for sale housing. The kind of housing that was built in the surrounding neighborhood in the 1960s and '70s but we haven't built in quantity in years.

And yes, the overall density of the project is higher than the surrounding neighborhood. But at 14 units/acre, this is hardly high-density housing. We cannot expect to solve our housing crisis by continuing to develop at 5 units/acre. We simply do not have enough land in the city. We need to develop at higher densities and 14 units/acre should be the bare minimum.

Maybe you would prefer a development like this on the 8100 Valentine site:



I took a portion of Patricia Court and overlaid it on the 8100 Valentine property. It fits pretty well. There are 11 homes on the property in this scenario (that is about 4 units/acre). That's 28 fewer units than what has been proposed. That's 28 fewer families that get to call Sebastopol home. If the developer were to build these 11 homes instead of what they proposed, I guarantee the sales prices would be well over $1,000,000. The developer still has to provide water, sewer, storm drain power and gas to these homes. They still have to pay architects, engineers and land use attorneys. They have to pay for the subdivision process with the city. But instead of 39 units sharing those costs, only 11 share the cost. And the ones

that are able to purchase the new 11 homes are going to need a much higher income than the families that would be able to afford what Grupe has proposed. The city collects fewer impact fees and probably fewer property taxes over time. And fewer sales taxes because instead of 39 families shopping and dining in town, you'll have 11. Fewer children for our schools.

A comparable recent development in town would be Gwendolyn Place. This is the newer cul-de-sac development of single-family homes off of Litchfield. The Zillow for sale estimate for those 9 homes ranges from 1.16 million to 1.48 million. That's about twice the amount that Grupe suggested they would be selling the proposed 8100 Valentine homes for.

But maybe this is the intention. Maybe council member Carter was right when he said he felt like he was 'in a country club.' By limiting the number of homes we allow to be built and sold in Sebastopol, we are keep the prices inflated. But if that is the case, let's have the courage to be honest about it. No more concern about housing affordability. Make it clear that we are an exclusive community and only those who can afford to live here deserve to be here. That is the message you are sending by repealing AB 1033, and limiting housing opportunities in Sebastopol.

I also have to take issue with whoever came up with the suggestion that repealing AB 1033 supports these Goals and Policies of the General Plan. It is almost laughable if it were not so alarming.

- Goal LU-6: Promote a Range of Housing Options to Provide Affordability for Families, Seniors, and Low Income Households, Consistent with the Demographic Profile of the Area.

- Housing Element Policy A-3: Encourage a variety of housing types such as multi-family units, mixed use housing, ADU and JADUs, single-family attached (townhouses), and other typologies that make housing more affordable.

- Housing Element Policy D-5: The city will promote programs that offer lower- income households pathways to homeownership.

- Housing Element Program A-3.6: Encourage the Development of Accessory Dwelling Units

How does limiting ADUs to be only for rent 'promote a range of housing options affordable to families, seniors and low income households?'

How does limiting ADUs to be only for rent 'encourage a variety of housing types such as…ADUs…and other typologies that make housing more affordable?'

How does limiting ADUs to be only for rent 'promote programs that off lower- income households pathways to homeownership?'

How does limiting ADUs to be only for rent 'encourage the development of Accessory Dwelling Units?'

Repealing AB 1033 will further NONE of these policies. It will continue keeping affordable homeownership scarce in Sebastopol.

I urge you ALL to reject this attempt to repeal an important tool for affordable homeownership in Sebastopol. I do not want to hear anyone who votes for the rescission of AB 1033 state he/she is concerned about housing affordability, because actions speak louder than words.

Regards,
Paul Fritz



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