From: [redacted]
Sent: Monday, November 16, 2026 11:29 AM
To: Public Comment Received For City Council <citycouncil@cityofsebastopol.gov>
Subject: Support for AB 1033

Der City Council Members;

I am writing in opposition to the repeal of the City's approval of AB 1033 (Agenda Item 19). I support AB 1033 and think it is one of the only avenues we have to increase the number of entry level and modestly priced for-sale housing units in Sebastopol. Because of liability concerns, since the 1980s developers have been very hesitant to build attached condo complexes. That has created a huge gap between rental and for-sale housing leaving many people with no entry level or "middle housing" purchase options. AB 1033 is no silver bullet, but it offers opportunities for both individual property owners and developers to create entry level for-sale housing our community so desperately needs. As included in your information packet on this issue, increasing the number of for-sale residential units is supported by General Plan Goal and Housing Element Policies.

I know there was a lot of opposition to the Valtine housing project, but I think the hysteria was misguided and overblown. That project will deliver 39 modestly priced for-sale housing units whereas a single family home development on the same property would only add 11 homes if the land was developed in the same, single family home style as the immediate neighbors. Sebastopol's population has been flat or shrinking during the past decades while home prices have steadily increased pricing families out. As a result, our schools close and local business struggle. We desperately need this type of housing to add vitality and diversity to our town. And thinking about the Valentine project from the perspective of City revenue, 39 modestly priced homes will sell for a total of about $25,000,000 generating about $3,000,000 in gross property tax. An 11 unit single family home subdivision would generate less than half of that.

I hope you will stay the course and keep the potential for for-sale ADUs alive in Sebastopol.

Thank you,

Ted Luthin
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