



Sonoma County Conservation Action
540 Pacific Avenue • Santa Rosa, CA 95403
(707) 571-8566 • fax (707) 571-1678
SCCA@conservationaction.org

Conservation Action Alert

Support Affordable Housing in the Northeast Area Specific Plan!

Background

The Sebastopol City Council has been working on a Specific Plan for the Northeast quadrant of the city. The Northeast area is currently mostly industrial use, and as proposed would become a mix of uses, including residential, commercial, office, and civic in addition to some light industry.

The process has taken multiple years, and the Draft EIR is scheduled to be complete this year. Accompanying the draft EIR will be a proposal for development of the Northeast. It will be at this time that the City Council decides on the amount of affordable housing must be part of the proposed development.

Sonoma County Conservation Action is committed to infill development versus sprawl, green building, and the development of more deed restricted affordable housing units. One place that the city could do all of these things would be in the Northeast area of the downtown.

The city has a mandatory Green Building Ordinance, which is great. They are protecting the green-belt by developing near the downtown instead of on the city's edges. They also have the best Inclusionary Zoning ordinance in the county, which mandated that deed restricted affordable housing be built on site of any new development.

What we want the City Council to do is to make the Northeast even better, by increasing the amount of affordable housing stock development created in the area. We are urging the Council to build 40% of the new development as inclusionary stock: 20% for moderate income and 20% for low-very low income.

Take Action Now

Express your enthusiasm for the City of Sebastopol to build more affordable housing!

Points to include:

- **Thank the council for having the best Inclusionary Zoning Ordinance in the county.**
- **Urge them to adopt a mandatory 40% Inclusionary Zoning for the Northeast Specific Plan, half for moderate housing and half for low-very low.**
- **Suggest that the city and the developers work with the county and other interested parties to maximize funding and credits for affordable housing implementation.**

Address the letter to: Sebastopol City Council Email: mgourley@sonic.net

Please leave your letter in a stamped and addressed envelope under your doormat by 8:30 tonight. Our Field Organizer will pick it up, plus any extra stamps and envelopes are always appreciated! Thank you for making your voice heard!



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**7120 Bodega Avenue
Sebastopol, CA 95472**

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