

From: Fred Allebach <fallebach@gmail.com>

Sent: Wednesday, August 5, 2020 3:31 PM

Cc: PlanningAgency <PlanningAgency@sonoma-county.org>; Greg Carr <greg99pole@gmail.com>; Scott Orr <Scott.Orr@sonoma-county.org>; Susan Gorin <Susan.Gorin@sonoma-county.org>; A. Colichidas <acolichidas@gmail.com>

Subject: Re: Public comment for August 6 Planning meeting Item 1

EXTERNAL

Hi, I've been busy slaving in the hot sun in the day, and then being married at night, so please allow me a lazy man's comment to simply say, I agree with Ann Colichidas' comments here, and I am happy to stand with Ann in the Sonoma Valley Housing Group.
best regards, Fred Allebach
Vlneburg, CA

On Wed, Aug 5, 2020 at 8:22 AM A. Colichidas <acolichidas@gmail.com> wrote:

Item Number: 1

File Number: PLP18-0013

Applicant: KS Mattson Partner, LP

Dear Sonoma County Planning Commissioners:

I am writing today regarding Thursday's hearing on Boyes Food Center and specifically, the relocation plan for current renters which includes opportunity for rehousing and remaining housed during construction. This is a very favorable feature of the plan which offers significant community benefit to the County and Sonoma Valley.

However, this "one-time" opportunity seems to be contingent on them being in good standing when the project commences. Under the COVID/employment circumstances, some renters may be unable to maintain their tenancies in order to remain eligible and then the relocation plan becomes a *feel good* aspiration. Some consideration of this fact in going forward is in order. In the interest of your time, I have included the relevant selections below from the Plan in quotes:

The applicant's commitment is "to all current residents, whether they qualify for low-income dwelling units or not, to offer them for-rent dwelling units within the proposed new development with first right of refusal" (p. 8)

The plan goes on to state: given that most of the current residents are low income households, the applicant is committing to offer any qualified (sic) household not assigned to a deeded unit a onetime initial opportunity to enter into a renewable, non-transferable lease of a market rate unit at an equivalent low-income rate."

The plan further states: "While isolated instances of late rent payment and minor lease infractions will be tolerated within the good will spirit of this housing plan, the privilege of remaining on site can be revoked by the applicant if lease terms are grossly or repeatedly violated by a resident."

So these questions arise: How much community benefit will accrue from this one time offer? How many of the renters will qualify. i.e. be able to maintain their tenancies during this unprecedented rent emergency in

order to benefit from this relocation plan? Once the units are vacant, is the offer void? What adjustments can the applicant make to the relocation plan in order to fulfill this promise to our community?

Sincerely,
Ann Colichidas
Sonoma

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