

August 2, 2021

Dear Sebastopol City Council,

I am a resident of Sebastopol and I am writing to express my grave concerns about the proposed Woodmark housing development on Bodega Avenue. Sebastopol needs more affordable housing but this development is not in the best interest of the community for many serious reasons.

1. Most importantly, Sebastopol needs more affordable housing for people who actually work in Sebastopol or who have family here. It needs more housing for teachers, cashiers, service industry workers, young people, and elders, among others.
2. More than 50% of the Woodmark development MUST be for agricultural workers. But there is NOT a pressing need for agricultural worker housing in Sebastopol. According to a 2015 Sonoma county farmworker health survey, less than 7% of all agricultural workers in Sonoma county work in Sebastopol, Graton or the surrounding area.
3. The survey also reported farmworkers pay a very high percentage of their income for transportation to work. Living in a location like Sebastopol, further from their job locations, will only add to the burden of transportation costs for these workers.
4. According to the 2015 Farmworker survey, between 34% and 67% of agricultural workers live in overcrowded housing. This will almost certainly mean that there will be more residents in this development driving cars than the Woodmark developers are stating in their traffic impact reports.
5. The volume of new traffic on Bodega created by such a large number of units will be dramatic, causing huge challenges for residents to turn onto Bodega, long waits on the road, detours of

traffic onto surrounding streets not designed for that volume, and dangers to pedestrians.

6. The proposed alterations to the landscape, such as soil and tree removal are dramatic and not at all consistent with norms in the city or city guidelines. These will have a huge impact on the community.
7. Although the city may have done what is legally required to notify the community about this proposed development, only a tiny fraction of the community is actually aware of the proposal and the devastating impacts it will have for ALL residents of the area. If the communications to the community reflected the degree to which this proposal will damage this town, there would be hundreds, if not thousands of people protesting this proposal.

I am confident that all members of the City Council are aware of the seriousness of the impacts this development would have on the community. There is absolutely no doubt that a corporate plan for financial gain is the sole reason this proposal is being pursued by the developer.

I urge you to do all within your power to ensure that low income housing development in Sebastopol actually serves the real needs of the community. Please use all resources available, including seeking outside expert technical and legal advice on this matter.

Sincerely,
Catherine Murray