

Dear Council Members,

I am writing in regard to Park Village.

I have a few questions.

- 1) Park Village is rental, low income housing sponsored by the City of Sebastopol. Was this change from public park to low income rental housing ever voted on by the Citizens of Sebastopol? According to the California State Constitution, government, low income housing needs to be approved by voters. Article 34 of the state Constitution requires approval of local voters for any new “low-rent housing projects” that are “developed, constructed, or acquired” by a government agency. See lawsuit in Millbrae against the State of California: <https://www.sfchronicle.com/politics/article/project-homekey-millbrae-lawsuit-18625959.php>
- 2) If Park Village was never approved by voters, it appears it needs to go onto the ballot.
- 3) Given the fact that Council declared a fiscal emergency, will West County Community Services be transitioned to paying rent to cover mortgage, insurance and maintenance, which is currently being paid by Sebastopol residents? It seems that resident money should not be going toward sponsoring low income rental housing, where WCCS collects rent.
- 4) What are the zoning regulations given that it sits in a flood plain and it seems to lack some infrastructure? Are they allowed to build on that site? Page 13 of Agenda Item 17a state, “In Park Village, the Measure O-funded program to replace some of the older housing units with four new tiny homes is underway, with the first one possibly ready for delivery later in December.” Did any of these new buildings through the Planning Department? What are the water and sewer hookups? What is the obligation of the City if these units flood and renters are displaced? Is there agreement with WCCS?

Thank you in advance for answering these questions.

Best,
Kate Haug