

CITY COUNCIL MEETING MINUTES

MINUTES FOR Meeting of August 11, 2020

As Approved by the City Council at their regular meeting of September 1, 2020.

The public is advised that pursuant to Government Code Section 54957.5 all writings submitted to the City Council are public records and will be made available for review.

Please note that minutes are not verbatim minutes and are meant to be the City's record of a summary of actions that took place at the meeting. City Council video recording are kept for a period of one year from date of meeting.

Notice: All resolutions and ordinances introduced and/or adopted under this agenda are waived of all reading of entire resolution(s) and ordinance(s).

The Sebastopol City Council welcomes you to its meetings that are generally scheduled for the 1st and 3rd Tuesday of every month. Your interest and participation are encouraged and appreciated.

SIMULTANEOUS MEETING COMPENSATION DISCLOSURE (Government Code § 54952.3): Members of the City Council receive no additional compensation as a result of convening a joint meeting of the City Council and Successor Agency to the Former Community Development Agency.

SB 751 Legislative bodies of local agencies must publicly report: (1) any action taken and (2) the vote or abstention on each action taken by each member present for the action at a meeting.

****GOVERNOR'S EXECUTIVE ORDER N-29-20****
RE CORONAVIRUS COVID-19

CITY COUNCL MEETINGS WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS WHICH SUSPENDS CERTAIN REQUIREMENTS OF THE RALPH M. BROWN ACT.

This meeting complies with the Sonoma County Health Officer's COVID-19 Order to Shelter in Place issued on March 17, 2020, and pursuant to California Governor Newsom's Executive Order N-29-20 issued on March 17, 2020.

CORONAVIRUS DISEASE (COVID-19) ADVISORY

To protect our constituents, City officials and City staff, the City requests all members of the public to follow the California Department of Health Services' guidance and the County of Sonoma's Public Health Officer Order for the Control of COVID-19 restricting group events and gatherings and maintaining social distancing.

Consistent with Executive Order N-29-20, in-person participation by the public will not be permitted and no physical location from which the public may observe the meeting will be available. Remote public participation information follows this agenda.

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NOTICE: All Resolutions and Ordinances introduced and/or adopted under this agenda are waived of all reading of entire resolution(s) and ordinance(s).

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City Council Regular Meetings are available in real time and archived on Livestream. Important Notice
The City of Sebastopol shows both live broadcasts and Video Archive of City Council Meetings over the Internet. Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice.

- Here is the link: <http://bit.ly/sebcctv>

There are times that the meetings may not be live streamed due to technical issues; if that is the case, the meeting will be video-taped and uploaded as soon as possible to the City Web Site.

6:00 PM Convene Special City Council Meeting (ZOOM VIRTUAL FORMAT)

CALL TO ORDER: Mayor Slayter called the regular meeting to order at 6:06 p.m.

ROLL CALL:

Present: Mayor Patrick Slayter – By video teleconference
Vice Mayor Una Glass – By video teleconference
Councilmember Michael Carnacchi – By video teleconference
Councilmember Sarah Gurney - By video teleconference
Councilmember Neysa Hinton -By video teleconference

Absent: None

Staff: City Manager/City Attorney Larry McLaughlin
Assistant City Manager/City Clerk Mary Gourley
Administrative Services Director Ana Kwong
Planning Director Kari Svanstrom
Acting Police Chief Greg Devore

SALUTE TO THE FLAG: Mayor Slayter led the salute to the flag.

City staff read prepared announcements for use of Live Stream and Log in Zoom Information.

Mayor Slayter made the following comments:

- Appreciate all the efforts that staff has put in, in accommodating an ever-increasing amount of individuals.
- We started off in the Zoom virtual platform, online platform, and we honestly, we struggled, but we weren't nearly as technically proficient as we are now with translation services, close captioning, couple of different ways to join meetings.
- Thanked staff – they are working very hard on accommodating all these new things and all these new requests from council members - those efforts do not go unnoticed.

SPECIAL STUDY SESSION

1. Study Session: Public Outreach Forum for the County Proposal to Purchase Sebastopol Inn for Low Income Supportive Housing

Mayor Slayter commented as follows:

- The only item is a special study session.
- This is a public outreach forum for the County of Sonoma's proposal to purchase the Sebastopol Inn for low income supportive housing.
- It's important to note that what we have this evening is a City of Sebastopol hosted study session for the County.
- This is not something that is within the decision-making purview of the Sebastopol City Council.
- However, like all community members, we are vitally interested in this item.
- We're here to listen and learn along with our public.
- We really don't have any more information than anybody else who's joined our meeting this evening, other than the representatives from the County.
- Provided introductions: Fifth District Supervisor, Linda Hopkins; Director, Community Development Commission, Barbie Robinson; and Tim Miller from West County Community Services.

And I believe we've got others, I'm looking around trying to see, I'm sure I've missed others. Supervisor Hopkins provided the following comments:

- Going to start with just a very brief introduction and then hand it over to Director Robinson to really dive into the meat of the presentation and the details surrounding the specific project proposal.
- Want to acknowledge that this has evolved very rapidly and I am a huge believer in transparency and in communication in government.
- Wanted to briefly go over a timeline of when I first learned about this project because I think there've been a lot of rumors flying around in the community that this has been underway for quite some time and that simply isn't the case.
- On Monday, July 27th, I received the first notification that the community development commission had been approached by the owner of a property in my district who was interested in participating in a state run program Project Homekey, which you'll learn more about from Director Robinson.
- On Wednesday I received confirmation that this was a distinct possibility, that it seemed like there might be a letter of intent, and that this might be something that could be moving forward.
- Want to mention that I believe that Director Robinson can attest to the fact that my very first question, when she texted me on Monday, July 27th was, "When can I let the City Council know?", because I want to acknowledge how challenging it is when you are not in direct control over a decision that directly impacts your constituents and the land use inside your city limits.
- I wanted to make sure that as soon as I was able to, I would be able to communicate with the city council and then more broadly with the public at large.
- On Wednesday I was told that I could share the information verbally.
- I did so with Mayor Slayter and Vice Mayor Glass, there was very little information at that point in time, aside from the location, and the words Project Homekey.
- On Thursday, we did convene a formal meeting with the mayor, vice mayor, city manager, and then Director Robinson to just answer a few questions.

- Agenda was posted that the Board of Supervisors would be considering this property under the exemption of Brown Act public requirements which would be in closed session.
- Able to participate in closed session under real property negotiations and transactions.
- This is actually ultimately to save taxpayers money.
- I know it's very frustrating when you're a member of the public and you hear that something's happening in closed session, but the reason that those real estate transactions take place in closed session is that if some of the information becomes public, it can actually affect the outcome of the negotiations and wind up advantaging a seller or a purchaser, depending on what the information might be and what role the county or local government is playing.
- Then ultimately it would cause us to waste taxpayer dollars because they've received an advantage as a result of the information going public. That's why it took place in closed session.
- That week, we also posted it on social media and via newsletter and immediately scheduled meetings for community engagement. The first of which is taking place tonight.
- I want to say thank you so much to the Sebastopol City Council for allowing us this time and this opportunity to not only address them, but to also address members of the public.
- I do want to acknowledge that this decision is ultimately made by the community development commissioners. The five members of the Board of Supervisors serve as the community development commissioners.
- They make the decisions regarding how the County allocates its funding for various projects to address affordable housing needs as well as homelessness, which is what we're going to be talking about here tonight.
- I do apologize to members of the public for how quickly this evolved, but the reason that we are actually on such a tight timeline, and the reason that things have evolved so rapidly, is that this state funding is a competitive process and it is going to be first-come-first-serve for projects like this, where we have an opportunity to acquire different properties.
- The state was thinking about hotel properties, turnkey properties that could be occupied by vulnerable members of our community to provide them respite, not only during the pandemic, but in a permanent supportive housing fashion afterwards.
- So with that brief introduction, thank you so much Mayor Slayter for presiding over this meeting, and thank you to the city council for allowing us this opportunity.
- I look forward to answering any of your questions and I look forward to hearing the community comments and I will hand it over to Director Robinson to provide a project overview and more information regarding the funding.

Director Robinson commented as follows:

- Provided a presentation to the City Council.
- I found out the owner of the Sebastopol Inn contacted staff within the community development commission on the Sunday prior to me reaching out to Supervisor Hopkins on that Monday.
- Goal today is to provide some general information about the Project Homekey program and our plans, should this project move forward.
- The community development commission's responsibility and charge are to make every effort to end homelessness within Sonoma County.
- We definitely are seeing Project Homekey as an opportunity for us to move the needle in that direction.
- I'm also joined by community development commission and department of health services staff, who I may call upon to answer any questions around specific details.
- So what is Project Homekey?

- On June 30th, Governor Newsom announced Project Homekey as a next phase of addressing homelessness in California with a specific focus on protecting vulnerable, homeless Californians from COVID-19.
- For Project Homekey, the governor made available 1.3 billion for counties and other jurisdictions to collaborate with the state to acquire and rehabilitate, if required, hotels, motels, vacant apartment buildings, residential care facilities, and tiny homes.
- It also includes funding for wraparound supportive services and counties can be reimbursed by the state at 75% of the cost of these acquisitions.
- Who will the Project Homekey program serve?
- It is intended to serve individuals who are a subset or a subpopulation of the homeless that are particularly vulnerable to COVID-19.
- These are individuals, homeless individuals, who are 65 or older, or have underlying medical conditions that make them at greater risk for the COVID-19 virus.
- Throughout the pandemic response, in terms of the folks that we've been serving, we've been serving individuals, bringing them into the sheltering system since the beginning of the pandemic and sheltering them first at SSU, in the Astro Motel, and now up at the Best Western and Healdsburg, the Astro Motel, the fairgrounds trailers at the fairgrounds and out in Occidental, almost 200 individuals.
- At this time we've only had around three calls to law enforcement at two of the locations.
- In terms of our consideration of the Sebastopol Inn, in July, the Board of Supervisors directed the community development commission to identify short- to medium-term solutions for addressing homelessness by leveraging the opportunity to receive funding from Project Homekey through the state.
- If the board of supervisors moves forward with the purchase of the Sebastopol Inn, that would help us achieve our goal of getting to 1,000 permanent supportive housing units within the County.
- The County is also considering the purchase of Hotel Azura in Santa Rosa as well for the same purpose.
- The owner of the property reached out to the county about whether or not the County would be interested in purchasing the Sebastopol Inn.
- It is 31 newly remodeled rooms.
- The inn is located in the center of Sebastopol, near grocery stores, restaurants, post office, medical services, church, and a transportation hub.
- The needs of the COVID-vulnerable homeless individuals are throughout the county, including in Sebastopol.
- After COVID, the pandemic, we would continue to use the housing for vulnerable individuals utilizing the coordinated entry ranking system.
- Just as some context, in terms of homelessness in Sebastopol, there are currently 49 homeless individuals, who are from West County more broadly that are currently being sheltered in our COVID sheltering system.
- The board of supervisors earlier this year pledged their support and desire to provide shelter and permanent supportive housing solutions in every district.
- The 2019 homeless count, there were approximately 101 unsheltered individuals in the Sebastopol city limits.
- We're still in the process of analyzing the 2020 results, but we know preliminarily that number has gone up.

- The plan would be for unsheltered individuals who meet the vulnerability criteria from West County to be prioritized for housing placement at the Sebastopol Inn.
- This would help with our desire to provide equitable solutions to homelessness throughout the county, rather than having all of the resources and supports concentrated in one district or one city.
- Through the COVID response, we've successfully housed or sheltered approximately 170 COVID vulnerable individuals.
- It would be these individuals that would be permanently housed at the Sebastopol Inn.
- The solution that we're proposing in terms of Sebastopol Inn wouldn't be a new solution.
- The City already partners with West County Community Services and a group of advocates for Park Village, which is near the Sebastopol Inn, and Sebastopol is a leader in the County at developing proactive solutions to homelessness and housing within the city.
- In terms of the services and supports that would be provided at the Sebastopol Inn, we would be providing food assistance for individuals that are eligible for CalFresh.
- We would be connecting them with that program to make sure that they have resources in order to be food secure.
- We'd be working with individuals to make sure that they're connected to a medical home and helping to support their care needs, whether that's taking individuals to medical appointments or helping to assist them to get to medical appointments, we would provide 24/7 security services as well as care coordination through the access Sonoma County initiative in partnership with community based organizations.
- What that care coordination consists of is also economic assistance. Helping individuals enroll in general assistance, social security benefits, as well as providing intensive wrap around mental health services for individuals.
- Provided background on the access initiative and the services at the Sebastopol Inn.
- The staff from the Access Initiative are working with the COVID vulnerable unsheltered individuals at our non-congregate sites. Currently, the 177 individuals I mentioned.
- The Access Initiative is an innovative program that provides individualized integrated services to homeless individuals based on their needs and the supports that are required. The services are holistic.
- We believe that those services are critical determinants of ensuring that people can remain housed, successfully enter into housing, and then remain housed successfully.
- The services that would be coordinated are primary health care, behavioral health services, economic assistance, food assistance, employment training for those that are able to work, and other services.
- These are the key determinants to successful housing.
- Having those services wrapped around individuals that are in need of them, and especially for the COVID-vulnerable population who are already struggling with a myriad of challenges.
- Provided background on the success of the Access Initiative.
- To date, it has sheltered 423 individuals and placed 162 individuals into permanent supportive housing.
- For the COVID-19 vulnerable individuals, 177 have been sheltered, and we continue to work to place those individuals in permanent supportive housing.
- Today we've placed eight individuals.
- If the Sebastopol Inn, as well as the Azura Hotel, if board approves those purchases, we would move the COVID vulnerable individuals from those geographic areas into those properties.

- Just the individuals that are currently being sheltered at the Astro Hotel or at the fairgrounds or at Occidental or up in Healdsburg, those individuals are from all over the county and those individuals would be prioritized into the permanent supportive housing at Sebastopol Inn and Azura Hotel.
- In terms of next steps, we are currently in the due diligence phase, or actually in the process for this particular property of working to negotiate an agreement that would then lead to a due diligence stage, where we review the various nuts and bolts of a real estate transaction to validate the ability of entering into the agreement and preparing to present that to the board of supervisors.
- We plan to continue to have community engagement with the community to get feedback, to answer questions, and hear concerns.
- This is the beginning of that process.
- We are grateful for the opportunity to have this listening session with the City Council and the community of Sebastopol.
- Discussed the community survey.

Supervisor Hopkins commented as follows:

- Want to say how grateful I am to the city of Sebastopol and how proud I am to represent an area that has actually been a leader.
- We are not just saying that, Sebastopol has truly led the county in terms of innovative homelessness solutions.
- We have an amazing community-based organization that has done wonderful work over the decades here in Sonoma County, and in West County in particular.

Tim Miller, West County Community Services (WCCS) commented as follows:

- We've been active now at Park Village for three years, this is an innovative project, and we thank the City of Sebastopol for their assistance in this.
- In terms of Project Homekey, I want to just say a couple of things.
- I know that we've been setting up shelters across West County.
- There's transitional housing, the churches and Sebastopol have done a phenomenal job in feeding and showering people.
- The police, the fire, the hospitals are compassionate and very frequently providing assistance to homeless individuals, individuals in the city and outside the city in greater Sebastopol.
- But this is a very expensive way to meet our goal-both humanitarians, social, and economic-of getting people inside.
- So not only are they safer and healthier, but there's less of a drain on economic circumstances, law enforcement, and our medical system.
- Chief Braga spoke to us in a subcommittee meeting and stated in his estimate medical calls to Park Village dropped 90% since we took over as a supportive housing provider at Park Village, simply because there's professionals in place to deal with this population, to keep them safe, housed, and as healthy participants in the community, rather than foes of people in the community.
- We think permanent supportive housing is the only solution really to getting people inside on a permanent basis where they can heal, grow and become productive members.
- At Park Village, 22 homeless folks from the greater Sebastopol area have been housed. Nine, have moved on to independent living.

- We have no connection with them now, whatsoever, other than the occasional phone call to see how they're doing.
- We have 12 folks at Park Village who were previously homeless and still living there.
- I think this, especially with the state participation in this program, the supportive services that whatever provider is chosen will provide it.
- It was an incredible opportunity, in my opinion, for West County, for Sebastopol, and we're ready to provide whatever support we can to the creative leadership that's stepping forward right now.

Mayor Slayter asked for questions/comments from the Council.

Vice Mayor Glass commented as follows:

- Wanted to ask this of Tim Miller from WCCS, because I think many people don't understand that this proposed project is supportive housing.
- A lot of public doesn't know what that means.
- There has been a lot of information out there saying that this is a homeless shelter.
- This is not a homeless shelter.
- This is supportive housing.
- I'd liked Tim to explain to us like, what are the services and the facilities and all those great things that you have going on down there at Park Village, which is actually one lot away from this proposed location.

Tim Miller commented as follows:

- The most important thing is, is what Vice Mayor Glass said, this is not a homeless shelter.
- Shelters are temporary.
- They provide a vital function, but they're temporary.
- We see the same people on the streets and the police are providing the same services, and the fire department is providing the same services, and the merchants are understandably upset with the same people day after day, because shelters are temporary.
- This is permanent.
- Permanent supportive housing means people have a place to live.
- They have a place to heal, and they have a place to grow.
- What we provide at Park Village, and actually we would probably, or any provider would probably be able to provide more, given the structure if it's an actual hotel, is we provide job services, counseling services.
- Our case manager provides support to get people onto disability or food stamps, or they connect them to our employment department, or connect them to a doctor.
- Permanent supportive housing is focused on getting the person whole, and, if he or she wants, then moving on to more independent living, because that's always the goal is if you have 31 units, such as Sebastopol Inn, you don't necessarily, although they have the legal right to stay there, to transition to more independent housing.
- Not everybody wants to be overseen by a case manager, by a nurse, by an LCSW.
- The goal is to help people stabilize, get off the streets of Sebastopol into a defined, clean, safe space, build their skills and self, move on, and then we take new people into the Sebastopol Inn.
- I think that's the general concept.
- One is the partnership with the city that we've increased the number of places there, while the input from the city has gone gradually down.
- Financially, that's something we're very proud of.

- Also it's important to note that the site has improved physically from when we took over.
- Repainted, certain small buildings demolished, it's mowed frequently, there's a set schedule for maintenance.
- Will say that the most frequent request we have now to our onsite building manager, because at Park Village, we have somebody, a staff member, who lives there, that's his home, he collects rent and does the utilities, is we frequently have people who live in Sebastopol coming to Park Village saying, "Is there a way that I can move in and rent here?" We take that as a badge of honor.
- It's affordable.
- The people who live there, 18 of the spaces are people who've lived here from three to 50 years, and then the eight spots we have for formerly homeless people we're very proud of as well.
- I think it's been a great boon to the community and it's a much more attractive place physically than it was three years ago.

Mayor Slayter commented as follows:

- To expand a little bit on what's going on at Park Village, discussed apartments that have been uninhabitable for a great number of years.
- The city was able to amass some grant funds.
- In the very near future a renovation of those apartments will be undertaken to house more people.
- Additionally, we have a couple of new RV pads going in so that we can have more housing there that is mobile in case of a flood.
- That's very important to us, because if people are living in a flood zone, if we can move their houses out of the way and they still have a place to live and that's really important to us.
- We have additional spots going in at Park Village for additional housing under the WCCS umbrella.
- We're very happy that those facilities are growing and serving more people.

Councilmember Gurney commented as follows:

- Thank you to our Supervisor and Director Robinson for working with us to create this meeting.
- We have had a lot of e-mail on this subject, and I want to make sure that City staff has forwarded that to our supervisors, so she's reading also what we've received. Very thoughtful comments.
- I'm wondering as to the application that the County is going to make, what is the right criteria that that application is judged on and what is the timeline, the actual expiration date?

Tina Rivera, Assistant Director, commented as follows:

- I know that we have been working furiously to submit an application and demonstrate our ability to meet the requirements.
- The application deadline, we have an over the counter deadline that's due actually this Thursday, August the 13th.
- If that deadline is missed, then we have a September the 24th deadline, which is a statewide deadline. That would be competitive.
- As far as the criteria for the particulars of the details of the grant, I can punt that question over to Diedre, who has been working on the narrative particulars. She is our Housing and Neighborhood Investments Manager.

Diedre commented as follows:

- We can send the criteria over and you can post the criteria.
- Because it's a quite a few criteria that we have to meet.

Councilmember Gurney commented as follows:

- We're all trying to understand how Sebastopol qualifies for the County and what you're looking for.
- Another question is, West County Community Service is going to hold the contract for this particular location, or how is that going to happen?

Director Robinson commented as follows:

- That's a future award.
- We have a great relationship with West County Community Health Services and they do great work.
- We love partnering with them.
- The Board of Supervisors has implemented what they call contracting principles in terms of having competitive procurements.
- We look forward to all providers and we recognize having the experience in the community is important.

Councilmember Gurney commented as follows:

- I'm part of our Park Village subcommittee, so that's why I was asking about West County Community Services.
- I want to just take a minute to acknowledge a former Council Member, Robert Jacob, who was very much insistent that we take care of the Park Village neighborhood and preserve the affordable housing and provide adequate city services to something that was previously private and not adequate.
- My next question, where are the offices for these service providers going to be?
- Are they onsite?
- Or is that a detail to be worked out later?

Director Robinson commented as follows:

- That is a detail to be worked out later, but we do know, like for other projects, that it's important and critical to have onsite offices.
- We do have that, for example, in a number of our other projects.
- Just as we do with our, what we call the non-congregate site, where many of these vulnerable individuals live now, there is space for the staff to be there to help support individuals.

Councilmember Gurney commented as follows:

- Was thinking of kitchen and food delivery services, community eating room, that sort of thing.
- I'm wondering about the coordinated entry ranking system.
- Is there a priority for locals?
- Mentioned that people who are already in sites were going to be moved to the Sebastopol Inn.

Director Robinson commented as follows:

- Right now, the coordinated entry system is a ranking of prioritization of homeless individuals taking into consideration vulnerability factors, such as many of the conditions these individuals have, would rank them high.

- They are probably our most vulnerable in our system, but we'd also factor in the number of years that they've been on the streets.
- Yes, we believe these individuals, based on the grant opportunity, it's designed for COVID vulnerable individuals, so those that live in Sebastopol, we would do everything to place individuals from Sebastopol there.

Councilmember Gurney commented as follows:

- The other locations that you mentioned, for instance, Healdsburg and Occidental, are those going to be given up or will they remain open if this one is opened?
- Questioned if they will all remain open.

Director Robinson commented as follows:

- Our goal is to try to place as many individuals that are being sheltered right now.
- We don't want to turn anyone back on the streets.
- But in the interim, while we're in the pandemic, we would want to move as many people as possible into permanent supportive housing.
- But if the board approves this purchase, folks from those sites would move in and whoever remains, then we would just continue to try to find placements for them as well.

Councilmember Gurney commented as follows:

- I was wondering too, if there's been other explorations in the West County, just because Sebastopol is the smallest city by population, by our budget, by our land area.
- We're crossed by two highways.
- We have a volunteer fire department and a half volunteer police department.
- I don't know how in the disbursement of the population, my concern is that we won't be able to provide enough service to assist the services that would be placed under this grant.
- It's this issue of a fair distribution of the burden.
- I'm just worried we're small.

Director Robinson commented as follows:

- I think our goal is to bring the services and supports.
- Supervisor Hopkins has long advocated for geographic equity in the distribution of services and programs.
- This is an opportunity for us to bring the services into West County.
- There was a study done recently by UC Berkeley, looking at the most vulnerable individuals in Sonoma County and one thing they highlighted is while West County may not have as many homeless individuals as say the City of Santa Rosa, the level of acuity and their need, the resources that are required, are very resource intensive, so we see this as an opportunity to bring those services and supports into West County and to strengthen the system here.

Supervisor Hopkins commented as follows:

- We have had strong majority, I think it was actually unanimous, board support for looking at models that would ensure that there were services in every single supervisorial district.
- I've been very clear that we need to have solutions for every region within Sonoma County, so that for instance, we are able to then prioritize Sebastopol residents in the city of Sebastopol.
- Right now, Camp Meeker, population 425 year-round residents, is hosting up to 100 homeless residents at Alliance Redwoods out there.

- Actually, WCCS just over the past few days, has set up a navigation center.
- It's temporary because it's located in the flood plain, so it will only operate through December 1st, but in Guerneville to address the COVID-19 situation and the potential risk for exposure for the homeless population down there.
- We are trying to broaden the services.
- I know that they're looking and they're open to sites in North County.
- We have Los Guilicos Village over at Oakmont in East County, and then conversations are happening with COTS regarding expanding their existing facility in Petaluma.

Councilmember Gurney commented as follows:

- I appreciate you're following that concept of equity so deeply.
- What would be the step by step process if there was a successful acquisition?
- I think that's important for our community to know how they may speak up throughout the process in the timeline you're pursuing.

Supervisor Hopkins commented as follows:

- I think that Director Robinson or Rohish can talk through the community engagement process, but I want everyone on this call to know that I am always accountable to you.
- I am always open to receiving e-mails.
- I have worked very closely with Tim and the neighbors of the COVID-19 navigation site in Guerneville to schedule meetings with neighbors.
- Those meetings are going to be ongoing.
- I think Tim just sent out another e-mail about it today.
- I am committed to consistent community engagement throughout the process.
- It does not end if the Board of Supervisors sitting in its role as the Community Development Commission chooses to acquire the property.
- That's really just the start of what should be a successful community engagement process in which we're able to respond real time to concerns.

County staff commented as follows:

- To just add onto what Supervisor Hopkins said, if the board moves forward with the acquisition, our goal is to have ongoing community engagement and communication as we move forward with the implementation of the project, as well as to have mechanisms in place where we can get real time feedback.
- We've done that in other communities where we've established housing, so that community members have a venue, or a forum, for which they can bring concerns or questions or issues directly to the County.
- We'll be engaging some of our community-based organizations, as well as our business community in the adjacent area next week.
- We'd also welcome coming back to a City Council meeting in the future, before we go to the board, just to give an update on where we are with the application process.

Councilmember Carnacchi commented as follows:

- The first question is with regard to slide two of Mr. Robinson's presentation, where one of the bullet points said that there were only three calls, or three times that the police department was called.

- I'm wondering where you got that data from?
- I think it was on Friday, I put in a Public Records Act request with Sonoma State University Police, which I got a response to and they had 31 calls, which I will read later for the public's benefit.
- Some of the calls are pretty disturbing actually.
- The question is, where did you get that information from?

Director Robinson commented as follows:

- The data came from our staff.
- That was based on reports by the providers out at the fairgrounds and the Astro.
- Those were the places that we had calls.
- No calls from Healdsburg.
- In terms of the data from Sonoma State, I'd be curious to know whether that was Sonoma State Police, or if that was the Sheriff's Office, or some other law enforcement entity.

Councilmember Carnacchi commented as follows:

- That was Sonoma State University Police statistics received.
- I also had a conversation with the Deputy Chief of the Rohnert Park Department of Public Safety, and he had some comments as well.
- I did a Public Records Act request for the City of Sebastopol Police Department with regard to the Park Village and the adjacent Gravenstein Station.
- Information was strictly from the Sonoma State University Police Department that they had 31 calls there, to the COVID-19 vulnerable housing units. They call them alternative care sites. ACS, I think, is what you call it.

Director Robinson commented as follows:

- I would actually, in the interest of time, we can dive into those particulars of those calls.
- Sonoma State had very different requirements in terms of what we were required to meet that we wouldn't ordinarily have in a community setting, but with university campus, or property, certain requirements, for example, regarding no smoking.
- Having calls related to things that in the community we wouldn't ordinarily have calls for.
- We can take some time to parse out and go through those things and discuss that going forward.

Councilmember Carnacchi commented as follows:

- I forwarded a copy to Linda Hopkins.
- She has a copy of the responses from SSU and the Sebastopol Police Department.
- The second question is, there was an article in the paper, in the Press Democrat yesterday, that the County is spending \$25,000 per person for 6,600 people, which is a quarter of the County budget.
- Is that really true or is that fake news?

Director Robinson commented as follows:

- You're referring to the UC Berkeley report and that report really was designed to look at populations that are intersecting with the criminal justice system, the homeless system, behavioral health services, other social services like Medicaid, and our emergency department utilization data.
- I think the point of that report was to show that when individuals have fragmented access to services and supports, these are what the cost would be.

- We have yet to do the post analysis of what it means when you have an integrated service delivery approach and how that can reduce duplication and prevent individuals from inappropriately using emergency departments, for example, or having involvement with the criminal justice system, having high recidivism, that's really what the purpose of that report was, to show that when individuals have a fragmented system of care, they often result in increased costs due to the lack of collaboration and coordination.
- What we've demonstrated with the Access Initiative is that we reduce duplication and we work to reduce individuals intersecting with the criminal justice system.
- Placing them into permanent supportive housing is much cheaper than the cost associated with having to continuously cycle in and out of jail, homeless shelters, et cetera.

Councilmember Carnacchi questioned is there an estimate on the purchase price and when will that become public?

Director Robinson commented as follows:

- We are in the process of working on negotiating the terms of the agreement.
- That is not public at this juncture.
- We absolutely will be sharing that information once we get to that stage, if we get to that stage in our negotiations, and actually can get a purchase agreement that the board can approve or wants to approve.

Councilmember Carnacchi commented as follows:

- Discussed Access.
- Discussed the success stories on the Access website.
- There were only three listed there – are there only three success stories?

Director Robinson commented as follow:

- There are more success stories.
- Unlike a for profit webpage, I think our goal was to really share more substantive information about what the project is, but we could devote a meeting at the council to go through success stories, in terms of individuals that have become permanently housed, individuals who have become clean, individuals who have jobs as a result of participating in that initiative.
- There's absolutely way more successes than what we put on the website.

Councilmember Hinton commented as follows:

- Also being a member of the Park Village budget subcommittee, I'm very familiar with that project.
- I was curious, it sounded like it's still to be determined whether there would be somebody that lives at the location.
- What's the best practice right now in the other locations in the County?
- Because that's been very important to make Park Village really work.

Director Robinson commented as follows:

- At Los Guilicos Village, there is not a person that lives there.
- There's 24/7 security.
- I don't know the exact terms of how long staff are on site at Los Guilicos Village currently.
- Given the population, the vulnerability, there are folks, medical staff that are actually onsite in hotel rooms or the folks out in Occidental that also live there.

- I think it really depends on the individuals and the populations, that determines what the needs are in terms of having 24/7 live in support.

Councilmember Hinton commented as follows:

- Another reason that Park Village really works, we talked about it, was the community gardens and the playground, there's a lot, the community room.
- What is the plan for these types of things?
- I'm not familiar with the land piece.
- Is there a place to have outdoor space, I guess?
- Because I know the parking lot in front, but I don't know what the back situation is.

Director Robinson commented as follows:

- I know that we are in the process of, if this goes forward, we would be in the process of doing design and development for any open spaces that may be onsite.
- We've just not crossed that juncture.
- We're really thinking about the acquisition and the permanent supportive housing, but recognize that art is therapy, gardening is therapy, and can be very therapeutic.
- We've done some work out in Los Guilicos Village, similar projects.
- Absolutely see the benefit in that.
- That's an opportunity for the community to engage, volunteer, and help support making the space as livable and supportive for the individuals that'll be there.

Councilmember Hinton commented as follows:

- I think it's really important, and we did have a preference on Park Village, for local residents first.
- I know this is the County and probably there's more people to be housed in the County than there's rooms, I'm sure.
- Is this something that could be done during the community engagement, if this is important to the community.
- Obviously, we can make our opinions known that we might be able to get that preference.
- Because right across the way on Morris Street, there's people that need housing and it would be great to house them in permanent housing.

Director Robinson commented as follows:

- This project, the criteria that we'll make sure we get over to you, is for COVID vulnerable individuals.
- That's individuals that are 65 and older, or individuals with underlying health conditions that make them more susceptible to COVID.
- That is the prioritization that would be required in terms of placement of individuals in the property.
- Our long-term vision is that, complying with federal requirements for coordinated entry, the most vulnerable individuals would be placed off of the streets into housing first.
- There is a pool on the property and the plan is to turn that pool area into outdoor space.
- We're moving the pool.
- We welcome community involvement and engagement in supporting what that space could look like in the future if the board approved this.

Councilmember Hinton commented as follows:

- Occasionally in the past, we've got mitigation funds came into our police department for things like this to help support our small police department.
- Considering our general fund looks like it's going to be at least 20% down next year, and we try to keep all these things afloat, is that a possibility also that we can get some mitigation funds directly to our police department or fire department for this project in our town?

Supervisor Hopkins commented as follows:

- Obviously, I'm only one vote out of five on the Board of Supervisors, but I would absolutely be willing to take that to the board, especially if there is a formal request from the City Council.
- We have offered mitigations for instance, with respect to the Los Guilicos Village out in Oakmont, there was concern around security, partly due to the very remote location as to where Los Guilicos Village actually sits.
- There were enhanced security opportunities that were provided at a small cost to the County.
- Especially if some of those costs might be offset by the fact that Sebastopol Police is nearby, there might be opportunities for that.
- I'm always willing to ask.
- I can't promise, because I'm not a majority of the board, but I would happily ask for that.

Mayor Slayter commented as follows:

- Is it possible to peer into a crystal ball and understand what sort of financial support for these services in the future?
- Going back to the nonprofit well over and over again and asking those private donors, at some point the need outstrips the ability for people to support these things.
- What kind of long-term commitment is made?
- Is it by the state? Is it by the County of Sonoma?
- Who will continue to provide services?

Supervisor Hopkins commented as follows:

- There's the opportunity in the governor's appropriations and his budget, not just for funding for the acquisition, but funding for operations.
- I think there's a recognition that it's not a, if you buy it they will come, or it'll sustain itself, but there's actually a need for operating dollars.
- Also, many of these individuals would qualify for vouchers, which would also allow us to bring in those dollars to support operations and services at the property.

Mayor Slayter commented as follows:

- I think at this point, we all know what that means.
- Once we're through the pandemic, what are going to be the criteria for housing people permanently?
- Is it medical need? Is it mental illness? Substance abuse?
- What are we looking at?

Supervisor Hopkins commented as follows:

- I think some of the work that the County has been doing is looking at our vulnerability index, which is used in coordinated entry.

- I think by default, individuals that are homeless that meet the COVID vulnerability criteria would be the most vulnerable and are likely to always rise to the top in terms of prioritization in placement.
- Someone who's homeless that has cancer.
- We are now sheltering a number of individuals with cancer, individuals with diabetes, and other comorbidities and conditions.
- When we take all of those things together, technically these are perhaps the most vulnerable people that are in our system.

Mayor Slayter commented as follows:

- Some of the messaging that I've seen, some of the e-mails along the lines of the mis terminology of calling it a homeless shelter.
- Seeing messages that say that it's going to be, and I'm sure that this is, well, I hope that this is hyperbole "A rampant stewing pot of COVID positivity." And that's not the case at all.

Supervisor Hopkins commented as follows:

- Absolutely not.
- Tireless efforts throughout the county, the Department of Health, shout out to the staff that have been working tirelessly to mitigate, prevent and contain the spread of COVID.
- Our goal would be just what we've been doing all along, anyone that is symptomatic, getting them to self-isolate and quarantine is the priority.
- There's nobody that's COVID positive that would be in what's called the alternate care site if they don't have a place to be in for self-isolation in quarantine.
- Our intention just as we've done all along and with the general population, is to ensure that people are able to self-isolate.

Mayor Slayter commented as follows:

- Final question is about the APEC Regional Housing Needs Assessment.
- Regionally, there's a sort of Bay area in general for everybody.
- In the very low income, which is the lowest of the categories, as far as income goes, there is a need for 114,442 dwelling units.
- This would be an addition of 31 units that would be attributable.
- I understand that there are a lot of things that we don't know right now about the way that these numbers get accounted for, and who gets to take credit for 31 or however many dwelling units are created.
- That's just stating that there's an almost unmet need for housing in this very low income.
- Something else that I've seen quite a bit of is the incorrect supposition that homeless people are not working people.
- There are a lot of people who are working people, who are also homeless people.
- That's a distinction that we need to make at this point.

Director Robinson commented as follows:

- I think it is really important that, I know that we all want individuals to live with dignity, housing, and healthcare.
- We see the housing that we want to provide.
- This is an incredible opportunity to bring 31 units into the county at a time when resources are limited.

- Often our development projects, which we're grateful for, if a hundred units of housing come online, typically a small subset of those units will be set aside for very low income.
- This is really an opportunity for us to bring, what I see as a significant number of permanent supportive housing units online in the county if this project, as well the Azure project moves forward.
- Can say that we have success stories of individuals who went out to Los Guilicos Village, our shared housing, who are now holding jobs.
- It is very challenging to hold a job when you are homeless.
- That's sort of the broader picture, but I also want to say that these are very sick individuals and we've had some individuals pass away and it's been very sad and challenging, and we've just been grateful that they didn't pass away on the street, that we were able to have a roof over their head.
- We just want to bring dignity and services to some of the most vulnerable people in our communities.

Supervisor Hopkins commented as follows:

- There is no one typical person that we have provided shelter to, but I could say that a common thing that I have heard from some of the clients and some of the folks who are serving the clients, is that there are a lot of seniors on social security.
- In some instances it was actually the illness that triggered the homelessness.
- People sort of rack up medical bills, so they fall behind and then they slip into homelessness.
- These are truly some of our most vulnerable members of our society.
- They deserve a roof over their heads.
- Someone who is 70 years old and going through cancer treatment.
- It's heartbreaking, but it is good to know that at least we're trying to provide them with some stable housing when they find themselves in that situation.

Mayor Slayter opened for Public Comment.

PUBLIC COMMENT:

Courtney Klein commented as follows:

- Hello, my name is Courtney and I am representing myself as a taxpaying resident of Sebastopol.
- I strongly support the acquisition and transformation of the Sebastopol Inn into supportive housing for unsheltered neighbors.
- Individuals, and families experiencing homelessness, especially chronic homelessness are some of the most vulnerable people in our society.
- According to the 2019 Sonoma County Homeless Census and Survey Comprehensive Report, which is available for online view at the County of Sonoma website, 34% have experienced domestic violence, 16% have performed sex work for resources. %Self-report PTSD, 35% self-report psychiatric conditions.
- Mortality rates for chronically homeless persons are four to nine times higher than that, of the general population for those living in temporary housing, 25% report that they are temporary residents due to raised rent, while 24% report that they are temporary residents due to their homes burned down during the destructive fires.
- The 2019 report that I mentioned earlier reveals that there are 101 persons experiencing homelessness in Sebastopol.

- I support this proposal because it is humane, smart, and safer for all Sebastopol residents.
- Our local entities, such as the community development commission and West County Community Services do their best to mitigate homelessness.
- I am frankly disgusted when members of my community hold contentious views towards these efforts and towards the experiences of unsheltered folks.
- I believe that having the view of "Not in my backyard." or "this will ruin local business." is not only xenophobic, but unintelligent.
- If this is the town I love, a town that embraces social justice, anti-racism, coexistence, and environmentalism, I hope we stay true to our values and support this thoughtful initiative.
- If I walk in an unsheltered person's shoes, this is what I imagined.
- I was sexually assaulted during my youth for years, by a trusted family member, and this model of love has carried over into my adult relationships, continuing the vicious cycle of abuse.
- Because of familial strife and lack of family support, I had to work full time from age 18 at entry level jobs, not being able to emotionally or financially invest in a trade school or college.
- My PTSD is compounding with every year that starts to seep into my everyday experience.
- I become hypervigilant, prone to emotional outbursts, susceptible to panic attacks.

Rachel commented as follows:

- Like Ms. Klein, I do like to help support helping the homeless in our community.
- However, I must say, I think that this location is an absolutely terrible fit for helping the homeless.
- I'm also gob smacked at the pace of how fast this is moving along with the first deadline being this Thursday.
- It feels rushed, almost like it's trying to be hidden from the general public.
- They said this isn't temporary.
- This is permanent, a permanent change to that location.
- We must remember that Gravenstein Station is the commercial gateway to our cities downtown.
- The first thing people see when they're going to come to downtown, which is a prime retail location for visitors.
- The whole point of the downtown is to attract visitors to our city, for residents to have a reason to gather, to come together.
- Everything in our downtown area should be attracting people to Sebastopol.
- I'm not sure how much a use like this is going to help that goal.
- Just as a quick story, as a side note, my husband has an accounting business and he wanted to open up offices at the Barlow.
- The Barlow said, "Sorry, but we're looking for businesses that are going to attract foot traffic and bring in business and visitors and people into our city. Frankly, an accounting office is boring and you're a terrible fit for the Barlow. You can't have your offices here."
- In the same way I think we have to ask it ourselves about the usage of this space, the Sebastopol Inn, is this going to attract visitors in the same way that accounting offices was a bad fit for the Barlow?
- Homeless housing is a bad fit in this location.
- I would strongly urge better city planning with this.
- This is going to be a permanent change and only 30 people, it helps 30 people.
- Is that worth it?
- Is that helping 30 people, will that be worth the risk to our downtown businesses and the visitors' money that stay at hotels that bring that money and that life and vibrancy to our downtown.

- I really think that this helps too few people.
- It's a terrible location.
- It won't improve our downtown and it in fact will bring a wasted use of dead, dead space in that location and hurt our downtown.
- I really think we could help the homeless in a much better spot.
- I don't think this will help our downtown businesses.
- I don't think it will attract visitors.
- It won't make our city more appealing to anyone.
- Let's help these people, but in a better spot.

Eden commented as follows:

- I'm a taxpaying resident of Sebastopol and I live at one of the properties stewarded by CommonSpace Community Land Trust.
- As was described by the previous commenters, the physical, mental, and emotional effects of homelessness are extreme.
- In fact, the way I like to think about it is that housing is actually healthcare.
- We in Sebastopol have the opportunity right now to provide housing for some of the most vulnerable members of our community.
- During a global pandemic when everything is up in the air and everything is changing.
- These people are those who are currently unhoused.
- That's why I completely support the purchase of the Sebastopol Inn for low income supportive housing, to ensure that our unhoused community has the opportunity to access shelter in the times when they need it most when there is a virus that could potentially kill any of us, and which these people are especially vulnerable to.
- As a low-income resident myself, I recognize how close I am, and so many of my peers and friends are, to homelessness ourselves.
- In fact, my partner lost his job due to COVID-19 and I recognize the tenuousness of all of our situations during this pandemic.
- I feel strongly that if we're able to support those who are the most vulnerable, it's what we ought to do.
- Given the success of Park Village, I wholeheartedly support the extension of that program into Sebastopol Inn.

Judith commented as follows:

- I've been a Sebastopol restaurant resident for the last two years.
- We are also taxpayers.
- I love this community and am living in my really dream spot.
- I love the idea of supporting the homeless, especially people who are COVID impacted.
- However, I don't think that living near Community Market where meat costs eight bucks a pound or whatever it is, and produce is very expensive, that that's going to be an affordable food source for the people who live there at the Sebastopol Inn.
- I think it's a great idea to do this as a temporary solution or a short-term solution maybe over a period of some years, but not forever.
- I think where the abandoned CVS is near the Lucky store could be converted to a mixed-use development.
- There's also another empty building, I think, over there, and it's near a grocery store that is more affordable.

- It is near other kinds of services and other kinds of businesses that are more affordable, including the hardware store.
- I don't think being in proximity to Whole Foods is an affordable food source either.
- Although there is the Right Aid and the CVS, I suppose people would just buy food there.
- So I don't think it's a realistic solution unless these residents are going to be completely fed in that location and not be expected to provide meals or food for themselves.
- So the idea is great, I agree with one of the other prior speakers, it's the location.
- It's not about a blight on the community or anything like that.
- I think it's really not a place for someone who has no money to be surrounded by expensive pricey shops.

Loom commented as follows:

- Well, first off, I'd like to say, if the first thing I come into in Sebastopol is a homeless shelter, then I am proud of Sebastopol.
- I've been backpacking for the last two weeks.
- I'm a little rusty on activism, but here it goes.
- I am 15 years old.
- I was born in Argentina and my family moved to Sebastopol when I was nine months old.
- I co-organized with Dezi, and Ray Chi, the art vigil held in Sebastopol and am part of the youth led BLM visibility team that recently painted Black Lives Matter in the Plaza.
- We were all well aware of the pandemic, COVID-19.
- There is an issue pressing alongside it, which is housing.
- Although various local governments put together protections for renters during the pandemic.
- A lot of these have expired in the month of August.
- Now, while we not only face a health crisis, we now face a housing crisis that is much worse than before.
- While my mom attended medical grad school in Berkeley she and I lived in a tent for a month.
- She was not addicted or mentally unstable but was undergoing a divorce and we were evicted from our previous home.
- Still wanting to live in Sebastopol and raise me in nature, she took out student loans and began to build us a tiny house on her own.
- Using the term homeless seems to not acknowledge everything that she did to make sure I had a home.
- My story is one of thousands showing that homelessness, for a lot of people is only temporary and they just need a roof over their heads while they figure their life out.
- During COVID, if we do not provide this, people will quite literally die.
- If that's 30 less deaths, I think it's worth it.
- In Bay area alone, our streets hold around 30,000 homeless people.
- Most of these people are Black and Latinx and underprivileged.
- Meaning we're putting this community at greater risk for COVID.
- 67% of these 30,000 have no shelter whatsoever.
- This means that our community, that our public housing is not sufficient.
- This is why I think it is important to support the purchase of Sebastopol Inn as low-income supportive housing.
- I believe that providing public housing is extremely important right now.

- I hear there are many concerns and the safety of our public is immensely important.
- I propose centering this project around one focus.
- For example, single mothers with children or families that have lost their jobs due to COVID.
- There can be requirements such as sobriety, nonviolence, et cetera, that would diminish the potential threat of safety to Sebastopol.
- In order to prevent the wave of homelessness in the Bay Area and Sebastopol specifically, I urge the City to take action on this project.
- Who's trying to make this happen?

Sunny commented as follows:

- I've been a taxpaying Sebastopol resident for 21 years and I strongly support this project.
- I've been really proud of our community's outpouring of support for the Black Lives Matter movement.
- I'm especially proud of and appreciative of the work of our amazing youth leaders like Loomae and Desi and Amy and Sala and Adonna and who are all on this call and our City Council members responsiveness to the demands for change.
- This project is an amazing opportunity for our community to follow our words, and our declarations of support for social justice with real meaningful action.
- Displays of solidarity mean nothing if we don't support real measures to help the vulnerable in our community.
- Too often, privileged, often white people like myself, are publicly supportive of social and racial justice in general, or like some of our earlier speakers of protecting the homeless in general, but then take the 'not in my backyard attitude' when affordable or low income housing is proposed in their neighborhoods.
- I live downtown and I frequent businesses in the Barlow.
- So this is my neighborhood and I very much do want this project in my neighborhood.
- I would be extremely proud to have this project in my neighborhood.
- To the speakers who have opposed the location of this project, I ask you to consider the success of Park Village, which is adjacent to this property, that we heard about in the presentation.
- This property is within walking distance of Safeway and other stores that residents can shop at.
- I'd also like to say, I'm very involved in local politics and for the November election, I pledge to actively campaign against any council member that opposes this project.

Brian commented as follows:

- It's just a quick comment.
- One of the earlier speakers said that it's important that these COVID-19 people be spread equitably across the county.
- So just a quick search on the Internet shows that Santa Rosa has a population of 164,405.
- I think these are 2019 numbers and they want to house 42 people at the Hotel Azure.
- Sebastopol has a population of 7,250 and they want to house 31.
- So housing 31 people in downtown Sebastopol would be the equivalent of housing 949 in downtown Santa Rosa.
- So I have to ask, is that an equitable distribution of these people?

Marty commented as follows:

- I think Council Member Gurney referred to this, but I didn't hear an answer.
- What kind of cooking and eating facilities will be available?

- Because I know those little hotel rooms don't have kitchens, so will it be a common eating area at this hotel someplace, so they don't have to go out and like buy their meals?

Darryl commented as follows:

- So, I am a Sebastopol taxpayer, and I'd like to speak in support of the purchasing of the Sebastopol Inn.
- Housing is inaccessible to many of our community members.
- In order to secure everyone the opportunity to dignified housing, real action needs to be taken.
- I urge the City of Sebastopol City Council to approve this project.
- This is why it's important to support the purchase of Sebastopol Inn
- We need to ensure that our unhoused and unsheltered community is given the opportunity to access shelter.
- Housing is healthcare.
- I firmly believe that many people have spoken to it.
- I also support West County Community Services to step in and collaborate with the City of Sebastopol and the County of Sonoma.
- They have shown that they can provide wraparound services for projects like these.
- I'd also like to take a moment and talk about a parallel issue, that in order to ensure that we don't see rising numbers of our unhoused community and our other community members that are on the edge of becoming unhoused because of COVID-19 loss of job, loss of income, that in order to prevent the looming wave of mass evictions during this pandemic, we urge the City of Sebastopol to also take lead on passing a strong eviction moratorium ordinance.
- We need to extend the eviction moratorium for at least a year after the state of emergency has been lifted.
- A ban on all evictions is essential so that our numbers don't continue to rise of unhoused and unsheltered people.

Laura commented as follows:

- I am the founder and director of Radiant Health Center at Gravenstein Station.
- I am neighbors with the hotel, literally across the driveway.
- I have also had a nonprofit clinic for help bringing alternative medicine to the underserved, but there are a lot of questions here that remain unanswered for me as a business owner.
- I have yet to hear anybody say what's going to happen to the existing Gravenstein Station businesses.
- We are already impacted by homelessness there.
- I'm very familiar with my homeless neighbors, I know them by name, I speak with them frequently, but I would love to hear what's the plan for the existing businesses that are already suffering due to COVID.
- .
- We share a parking lot, but there are two different landlords.
- I don't know what the interface between the different businesses is going to be
- I wonder who is going to address this over at Gravenstein Station.
- I would love to see homeless people off the streets, but I also want to know how you're going to support the existing businesses there.

Amie commented as follows:

- We've been here in Sebastopol almost five years.

- I've been lucky enough to serve the town, first as a newspaper reporter and then as the Field Representative for the Fifth District Supervisor, I'm no longer in that role.
- I am now with Social Advocates for Youth and we serve homeless, and transitional age youth homeless.
- I ended my previous two roles as a newspaper reporter and working for the County.
- I didn't have the privilege to express my opinion and now as a so-called free agent, I get to express my opinion and I just want to say wholeheartedly as a Sebastopol resident, as somebody who spends money here, wants to put roots here, we rent because we can't afford to buy a house here, we support this 100%.
- We drive in and out of town when we can, when there's not a pandemic, and we think that Park Village is a beautiful place.
- Our children think it's fantastic.
- What wasn't fantastic was driving Highway 12 and seeing the members of our community not have a place to live.
- To explain to my five-year-old daughter what was going on the Joe Rodota Trail and say, "Those people don't have a place to live." What's exciting is that our city has an opportunity to house people, permanently, and I got to explain that to my six year old today to say, "Oh yeah, we're going to Zoom, we're going to talk to our city about that."
- It's our time for our city to step up and be a leader to be peace town and it's really exciting that this has literally fallen in our city's lap.
- I just think that it would behoove us, and that's putting it very lightly, to take this opportunity.
- For our people and for Council Members who are afraid, it's okay to be afraid.
- It's unknown what we're going into, but it's also important to check those implicit biases that are causing that fear that you're having.
- Could this cause upset to our business community?
- Maybe, but we already know that our business community is struggling anyway.
- Could this cause upset to our tourism?
- Maybe, but our tourism is already struggling as it is.
- Why not take this opportunity and just do it?
- Just do it...
- Why can't we just house people for a change.
- Instead of moving people, instead of being another government agency, sorry, no offense County, and shoveling people from underpass, to trail, to park.
- Can we just set up a place and put them somewhere permanently?
- The nonprofits will come in and do what nonprofits do and answer all the questions that you have.

Justin commented as follows:

- I'm one of the owners of The Barlow and I just want to thank everybody for their time.
- This has been very informative.
- It feels like this is happening very fast and we're very supportive, theoretically.
- We just want to dig into the details here.
- This is the first we're hearing quite a bit of this, so we look forward to hearing more in the coming weeks.
- I think there's something next week where we can get even more information.
- Because we do have concerns about the location, and we have concerns about the details.

- I have a couple of questions and then just one more brief comment.
- I hope I didn't miss any of these things, but I wanted to understand if there is going to be 24-hour staffing and security there?
- How is that going to be paid for and do we have any estimates on the operating costs?
- How much money is the state providing and how long will that last?
- We've struggled with the van campers on Morris Street, and while we sympathize with their plights, there's been pretty negative impacts on The Barlow businesses, their employees, and our visitors, and the City doesn't seem to have the resources to properly address that.
- We're concerned as we dig into this, we want to make sure the City will have the resources to deal with any of the issues that arise from this change.
- I'm curious about the cost of this housing for 31 people, I don't want to discount the importance of making positive steps and the real life benefit for these people, but it's the cost that this is going to cost them, both in terms of purchasing and in operating.
- Is this a good use of funds or would this money be better use for a larger, more comprehensive solution?
- Again, our businesses have been through floods, power outages, fires, and the pandemic.
- I'll tell you that many of them are just barely hanging on, so if this is not done, if the details are not fully dug into and this isn't done in a way that works, we could lose the businesses and jobs and those are real consequences I hope everybody is weighing.
- Finally, there's a couple issues, even if this is done perfectly, this is a significant portion of the hotel rooms in the town and we're not sure if and when another hotel will come.
- That has real impacts in terms of support for the businesses, keeping those jobs alive, and the TOT tax.
- Depending on how this all works out, this could delay or prevent additional development in the area, additional housing development, which would come with affordable housing.
- If this isn't done in an appropriate way, it could have some impacts on delaying more affordable housing coming.
- We look forward to digging more into the details, we really appreciate the mission that people are on and the intention behind this, we just want to make sure it's done appropriately, and that this location works.

Linda commented as follows:

- Thank you everyone for coming together tonight to speak on this very important issue.
- None of us like to see people that do not have a roof over their head or food in their belly, but my concern is the businesses.
- We, as Justin just alluded to, have many businesses that are just on the cusp of whether they're going to be able to keep their doors open because of everything they have been through in the last two and a half years.
- I hope that we really dig underneath some of the numbers and what it will do as an impact to our city.
- Is the County going to subsidize us for our coverage if there is a need that comes to the forefront with an individual and or the location?
- The other thing is, have we looked at the building that is up, used to be for Crest Air Facility for older people, that building has been empty for two years now.
- It's at the end of the street, it's up on the hill, it's still close to everything, it's not right in our downtown and it's been sitting empty for two years.

- I think that I have not heard that building mentioned yet and I think that it would be a great opportunity for us to find out is that something that we would be able to use and have better use for.
- As one person stated when you come up Highway 12 into Sebastopol, it is the gateway to Sebastopol.
- We need to make sure that our visitors are welcomed, and they see the value that we see in our town.
- I'm just concerned about those types of issues.
- Is it going to be a clean and sober environment?
- We have sparked that is located in the same area and so we need to make sure that they're being diligent on making sure if it is clean and sober.
- Those are questions that I would like answered but most importantly, I am concerned about our local businesses.
- I appreciate your time; I hope that my questions get answered and thank you all.

Kyle commented as follows:

- Park Village, it really is a wonderful project and I'm sure that this Council loves to parade it out in terms of just how our city is working to help the homeless population.
- Unfortunately, it's just not enough.
- When our West County neighbors of Camp Meeker and Guerneville are eclipsing the efforts that we're putting forward, I think it's time that this Council actually steps up their game.
- The narrative that this action is rushed and that this Council was blindsided by the direction the County is taking actually suggests the disconnect of this Council from the larger scope that our County has been focused on for some time.
- Let's hope moving forward that this Council takes seriously how much Sebastopol is missing the mark and what it's providing to support the homeless from West County and begins taking actions to explore the reality that as a County, as a state, as a nation, we're committed to being supportive of the homeless as not only health and a mental health crisis but the simple fact that it's the right thing to do.
- Thinking financially, something I wish this Council would do publicly a little bit more often, the Sebastopol Inn provides one of the few locally owned Occupancy Tax Revenues within the city limits.
- Perhaps the loss of this tax revenue isn't a concern of this Council but as an opportunity to remind us all that 45% of our annual budget is currently going to policing, I would hope that this Council will be concerned about any loss of revenue.
- Speaking about loss of revenue or rather continued and horribly mismanaged debt, perhaps we could still discuss our local hospital.
- Has that location been discussed as a potential housing site?
- It seems that in terms of onsite office space, access to health services, properties such as this seem like they're worth discussing.
- In closing, I really hope this Council can find it in their hearts to do the right thing.
- While I think the Sebastopol Inn is not the correct location, perhaps the lack of leadership, having his finger on the pulse regarding alternate locations, recognizing the need of Sebastopol to take homelessness seriously, has left us without any additional time for the County to explore any other options in which case the Sebastopol Inn would make a fine choice.

Charlette commented as follows:

- I'm a very small homeowner in the little community that is just between The Barlow and Analy High School.
- It's very interesting to hear us considering turning one of our small hotels that we worked so hard to get to improve the economy and the town and put The Barlow in and now we're talking about undoing all of that and to me, it just seems that we'll undo a lot of the effort that we've made in the last year.
- Now I'm not a business owner and I actually oppose The Barlow and I oppose the hotel because I'm a small homeowner in this very remote corner of Sebastopol that continually seems to not get concerned about the impacts of any kind of development in the area.
- I've lived here for about 15 years, and I no longer feel safe in my home.
- The situation on Morris Street has been there for about two years and I've supported the people in their trailer homes having to be there because they needed some place to stop.
- But the area has gotten where it's not as safe, it's gotten very dirty.
- Somebody just died down there, was laying in his van for several days and nobody knew about it.
- I'm really concerned about the safety issue.
- I really hope that the County and the town follows up with Councilmember Michael Carnacchi's information that he got on the statistics for police reporting and problems with the facilities like this.
- I think it's all well and good, but I don't think this is the proper location for it.
- I'm 70 years old.
- I've been sheltered in since March and there's many senior citizens in the town and you're going to be bringing in at risk people who will probably have the virus and you're going to be putting them in a community that has a large percentage of senior citizens in it.
- Our own senior center here is underfunded.
- They're one of the facilities in town that have been keeping in touch with us to make sure that we're all safe and they're underfunded.
- I just feel that this isn't the best possible location for this.
- I would be happy to spend my taxpayer dollars to help support a facility in town, I'm not opposed to it being in Sebastopol, but I don't think that's the right location for it.

Kathy commented as follows:

- I have lived in Sebastopol since 1983.
- I am supportive of Park Village in downtown.
- I like what West County community services has done with the project.
- I was happy to hear Patrick Slayter say that you're building more pads, I would encourage the total utilization of that property for this purpose, but my big concern is the loss of our hotel and our downtown.
- I am currently on the Planning Commission and I was involved with the city's General Plan Advisory Committee and I understand that having a downtown hotel is a key component of our city's survival as a town.
- Keeping our businesses and our community active and functioning is not only important to the residents of Sebastopol, it's important to the all of the West County communities that rely on Sebastopol for the amenities that it provides and having a downtown hotel is key to that.
- When you take all of the downtown hotel rooms away from us, we will have a hard time recovering from the pandemic as our businesses try to recover.
- When people want to come back to town, they won't have access to those rooms, and it will affect our recovery immensely.

- I'm wondering what would happen if the Board of Supervisors and the County wanted to turn all of Healdsburg's hotel rooms in their downtown core to shelter the homeless.
- I think people would be really upset about that.
- I think the same will be true of Santa Rosa and all of its hotel rooms, or any other city in the County.
- I think it's an unfair burden on our community to take all of our downtown hotel rooms.
- If you wanted to rent those hotel rooms in the interim, until businesses started picking up, I would be supportive of that.
- But I think it's a very unfair distribution of a resource that all of West County depends on by maintaining Sebastopol's role in the community to provide cultural events and services for people in the community and I hope that the Board of Supervisors will take that into consideration how other communities might feel if all of their downtown hotel rooms were taken out of the economy.

Rick commented as follows:

- I've lived in town for 22 years and I'm a former Planning Commissioner.
- Like the previous speaker, I have concerns and I'm opposed to the project as it's been proposed.
- I'm also concerned about losing one of only two hotels in town, and the only one in downtown, I'm very concerned about our small business community, people that are barely hanging on now and just can't afford, in any way, to have one more challenge given to them.
- The success of our town depends on business revenue and we can't take a chance jeopardizing that.
- This project would permanently change the hotel.
- In no other situation that I know of would we be making a permanent change to an existing use in town on such a rush basis.
- In the short term, I absolutely agree.
- We need space for homeless people, we need space for those challenged by COVID, but this is something where we need to not just look in the short-term but look out five years and 10 years.
- My concern is, number one, what do we do when the money runs out?
- The success of these programs depends on the money being available for the staff to work with the population, whether they're homeless or temporarily homeless.
- To meet the challenges you need outside staff, we're in the middle of a depression, our State funding is going away, what happens when that funding runs out?
- The other question I have is the term successful sheltering has been used, I don't know what that means.
- What does success mean?
- Another thing is priorities being given to folks at greater risk of contracting COVID and I understand it's people like me who are over age 65 but also people with conditions that depress the immune system.
- Does that include people who have drug abuse issues or alcohol abuse issues because those lower or increase susceptibility to contracting COVID.
- I'd also like to see the data from Sonoma State and I appreciate everyone having different views and the way we've exchanged views tonight.
- I think that's a good, healthy thing in society to have different views and a forum to express them.

Sharon commented as follows:

- That it seems to me when people are talking about homeless, what they're picturing in their minds are people sitting on the curbs in downtown and I'd like to point out that once people have a place to live, they are no longer homeless.
- They're no longer hanging out on the streets.
- I'd like to ask people also who have that concern about impact on The Barlow Center to ask yourselves what impact have the residents of Park Village had on The Barlow Center and I think the answer to that question is there's been nothing significant.
- The other thing is, I think it's very important when you come back next time, for people from the County to explain what coordinated entry is.
- I think that people will understand more about who the clients might be if you describe that.
- The only other thing was the comment about the stores are too expensive.
- Safeway is only a block further away than, or a block and a half in Whole Foods.
- I think that is a disingenuous comment to say well, it doesn't work because the food is too expensive anyway.
- That's all I had to say and thank you all so much for the young people who have spoken.
- I'm so impressed with how thoughtful you have been about your contribution.

Suzanne commented as follows:

- Today is the first day that I became aware of this proposal and I feel that the location is not idle.
- I'm very for helping the people who are in need in our society to have a house, to have a place to live.
- I think we should look for an area which would have less of an impact on the businesses such as in The Barlow and the businesses directly around the Sebastopol Inn and that we need the hotel for the downtown area.
- It's not so much the reason or the use, but the location.
- That would answer this need but not have possibly an impact on the very downtown area of Sebastopol and those immediate businesses that are right there, Coffee Catz, and the other businesses that are right there where this is and is it really an ideal location as far as no kitchen facilities?
- Do they have a place for gardening?
- Does this facility and its location really meet the best, provide the best situation for all concerned.
- I didn't have much time to prepare anything but those are my immediate feelings or reaction.

Jill commented as follows:

- I've been listening to whatever you're saying and I am a resident here at Sebastopol and I happen to be a business owner in the Gravenstein Station.
- I'd like to answer a few things, comments that people made about Park Village.
- I can say that some of the residents from Park Village do loiter daily, morning, noon, and night, at the Gravenstein Station.
- I work late at the Gravenstein Station sometimes till 10, 11:00 PM and I have to tell you that sometimes when I leave there, I'm frightened.
- You can look at the police reports, I've had to call the police on a number of occasions, from young men, homeless men who go back and forth from the parking lot to Park Village.
- They get there in the parking lot at night fighting, imagine as a woman being there by myself when they're catcalling or making comments to me, it's quite uncomfortable, especially when you're by yourself at 10 and 11 o'clock at night.
- No, I don't walk around fearful.

- I've lived in DC.
- I've lived in many major cities and yet I still feel uncomfortable leaving my business in Gravenstein Station.
- I also would just like to point out that because someone thinks that, is concerned about the business survival with this homeless housing coming in, doesn't mean that they don't care about the homeless.
- I have a business there, I use it to survive, and to hear someone say, "Oh, well, if your businesses is just hanging by a thread, oh, well," I mean, that's just putting someone else on the street if you don't care about the businesses that are there.
- I feel like I need to give an econ class here to a few people so that they understand how cities survive.
- How do we have police?
- How do we have fire departments?
- How do we have the services that our city provides?
- That's through a tax base.
- A tax base comes from the stores and the businesses that are within a city, at least 50% of Sebastopol's tax base comes from sales tax.
- You can imagine what the city is experiencing with all of the businesses closed, half closed, open closed.
- I mean, I'm running around constantly trying to just keep our business going so that we can pay our rent.
- Certainly, I mean, I'm not against the homeless but certainly there is another way to find a different site that would be better and not a detriment to our local businesses.
- We pride ourselves on being a city that has small businesses, every customer counts.
- And when I have people loitering outside constantly, that doesn't help with my customers.
- What I'm hearing is a concentration of poverty as well.
- Federal and State Studies show that it was not good to do that.
- Equal distribution needs to happen.
- Having all of the population centered right in the entrance is not good for our city for a number of reasons.

Bryan commented as follows:

- I speak as a father; I speak as a business owner.
- I've employed over a hundred people in Sonoma County for 17 years.
- I grew up in Sebastopol.
- I've got financial interest in Sebastopol, long-term.
- I want to move my family back to Sebastopol.
- Moves like this I just don't understand.
- It's happening so fast.
- My friends, the Pellini's, it took them six years to sell their property.
- This guy, in less than a week, I'm hearing this like on a Tuesday and this is getting fast tracked.
- How is that happening?
- Why is this one situation different?
- Why aren't we able to do the research to figure out how this is going to economically impact that area?
- Let's say it's only 5%, but God forbid it's 15%.

- She talked about a thousand rooms that they're trying to get.
- Let's just say the price tag is \$5 million to get this place.
- It's going to cost a couple million dollars in services to build it up.
- What's the debt service on a yearly basis like Justin talked about.
- What is the operating cost in dollars.
- My wife got into marriage, family therapy at a time when the state put all this money into those systems.
- Well, that money dried up and she had to move around and go to different jobs.
- What happens to Sebastopol five years from now when we have to take on the burden because yeah, I'm going to be there.
- You guys are going to see me again.
- But what happens when the city has to take on a burden when they're already taxing the camp already.
- Like the one said, they can't handle the elderly, the senior home, they can't give the proper there.
- They're the businesses that are hurting.
- The Barlow has become a place that people who go to Healdsburg at Petaluma are now coming to Barlow.
- And I'm hearing on Facebook, people telling me that if this happens, even if it's only a perception thing, they're going to stop going to the Barlow.
- So what happens with those five or 10% people where it's just a perception and maybe they don't impact?
- There's a lot of misinformation that I'm hearing and I'm doing my own research to figure out what the truth is.
- But Coach's Corner, Key Auto Body.
- They're dealing with the more situation on a regular basis.
- And then I hear supervisors and politicians telling me that there's no impact, but yet here you do.
- You have two people who are business owners in the Gravenstein Center.
- And they're already saying that they're being impacted.
- Can you imagine when you bring 31 people and God forbid, 80% of them are great, but what about the other that have three, four and five friends?
- Cause they're going to congregate.
- They're going to get caught and kick them out.
- They're going to do the things outside of that.
- And it's going to put them right in the center of our commerce.

Rei commented as follows:

- Reading a letter that was submitted to the City Council and to the Board of Supervisors on behalf of the Sebastopol Downtown Association.
- Want to commend the City for the work that they are doing at Park Village and acknowledge that it sounds like the city is carrying their share for the County, with the Park Village project, as well as what I hear, the development of an additional two story building for housing, as well as additional trailers.
- So just, just for the County to keep that in mind, that's a lot of work that the city is doing within the city and should be commended.
- The Sebastopol Downtown Association's district includes the Gravenstein Station.
- The SDA's purpose is to promote, nurture and cultivate the downtown vitality.

- As such the SDA is extremely concerned about the impact of the proposal on our local businesses and economy.
- The current consideration by the board of supervisors to purchase and convert the Sebastopol Inn into permanent homeless housing is not the proper solution and stands to cause irreparable harm to the fabric and fiscal base of our downtown community.
- I want to read the part of, for the City Council to remember the General Plan and to read a couple of those goals.
- Goal number 83, protect and increase the economic vitality of the city's main economic sectors.
- Downtown and the Northern Southern gateways.
- Goal 84, emphasize Sebastopol's role as a market service and tourism hub for the West County and as a gateway to the coast.
- Under that policy 84-3, encourage amenities needed to support tourism, including hotels, bed and breakfasts, equal lodging and a variety of restaurants, shopping, and services.
- Goal 87, to maintain a stable and self-sustaining fiscal base in order to generate the resources necessary to provide desired city services and support new growth that is consistent with the city's values and goals.
- Also stated in here was according to the Sonoma County Civil Grand Jury report published on August 2nd, this year, regarding homelessness, their findings are that neither the leadership council nor the technical advisory committee has the resources necessary to adequately address the homeless crisis in Sonoma County.
- How can the Sebastopol City Council be assured and assure the citizens of the city that the County and Board of Supervisors has the wherewithal and resources to properly manage the proposed permanent homeless housing at the Sebastopol Inn?

Sonia commented as follows:

- I'm a Sebastopol resident and a practicing physician in the County.
- I take care of homeless patients.
- I'm one of the few physicians in my specialty to participate in the medical program, which is a coverage that this population usually has for medical care.
- So I am committed to this population.
- I also have a second business, which is located in Gravenstein Station.
- My concerns are based on my personal experience in the last year or so with increasing issues that are commonly associated with the homeless population.
- Specifically, the laundering issue that was mentioned earlier, trash, setting up tents within just feet of the doors of the businesses of Gravenstein Station, as well as the safety issues that have involved law enforcement late at night at the station.
- One of the challenges that we see with this project at the Sebastopol Inn is the location is not as close to medical care or affordable restaurants, as earlier mentioned.
- It's a half a mile to Safeway.
- It's three quarters of a mile to the hospital and most of the medical offices in town.
- So I think that that was glossed over and wasn't as kind of open and honest, it seemed to me.
- I'm familiar with the area behind the station.
- So the area of the hotel and beside the parking lots in the front, the backside is fenced off because immediately behind the end is the Joe Rodota Trail.
- So we don't see where there could be room for facilities like community gardens and other things that I think would be very important for this type of facility.

- So with this location, being at the very gate, the entrance of Sebastopol, I agree with the previous speakers that have brought this issue up.
- We believe this will result in concentration of property, right at the entrance of Sebastopol.
- We have a very strong concern this would negatively impact local businesses and that this is not the best location for this kind of effort.
- Although I very much do support finding housing for unsheltered populations.
- My professional life evidences my support of vulnerable populations.
- I feel it's being done in a rushed fashion without the details worked out, without really a roadmap for reliable access to services for people that would be housed here and also in a fashion that's just not completely transparent to the public.

Jason commented as follows:

- I just wanted to say I'm a resident of Sebastopol.
- I'm not sure if I'm a tax paying resident, but I paid lots of sales tax here and I rent.
- So I'm pretty sure Tommy Real Estate pays their sales tax or their taxes.
- So I just wanted to say I'm strongly in support of this proposal.
- A lot of the comments that I've heard tonight are kind of along the lines of essentially, "Oh, I really support this kind of thing.
Just not right here, not in my backyard essentially and not right next to our nice, shiny Barlow." And to me, this is really the definition of white privilege.
- To me, the term cultural essence or cultural vitality sounds like a term of basically just saying whiteness and in a way that doesn't sound like you're saying it.
- To be honest, I've heard a few of my older white neighbors essentially say the only way our businesses are going to survive is because we're really nice and white and safe, and we're fine with our homeless community members going somewhere else.
- I think this is just privilege and ignorance.
- I want to say that I think what you're talking about are issues that surround all of our Bay Area communities and what we're all dealing with.
- I understand that you might be scared.
- Again, I would take a good look at that.
- I think that's your fear to look at.
- As a father, as a husband who lives here, as a person who shops and walks around our town, I think in general, if we provide these services for people and support this portion of our community, you don't have as much of the issues that you're talking about and that you're scared of.
- I think, to not take this opportunity, just doesn't follow with our city's values of healthcare and peace and providing for people.
- Like the speakers talked about earlier, dignity for people.
- Last thing in terms of losing a hotel, I'm pretty sure we're getting a dope new hotel, right in the middle of everything.
- It sounds like it's going to be a lot better than this old one.

Marie commented as follows:

- I've lived in Sebastopol now for about 11 years.
- My family's lived here for about 45 years, I'd say.

- I don't want to be repetitive in everything that people have said about the businesses and this and that.
- My concern too was, I'd like to support the homeless and guess I think we could find a better home for these people.
- I realize it's only 30 people, excuse me, but we could support them elsewhere.
- I know you've talked about the security of the hotel, but it really wasn't very thorough about it.
- Like a 24-hour security on it.
- Also about the medical condition on it.
- I tried to get, for my underlying condition, to get into an appointment locally in Sebastopol.
- My next appointment is not until September.
- So there's a shortage, I feel, every time I talk to doctors or shortage of doctors, shortage of nurses, and I don't understand how we are going to take care of these people if there's a shortage and I can't get an appointment until whenever.
- The other thing is my one sister lives kind of away from Morris street, we used to go walking a lot, but now she's scared because of the homeless that's over there with the trailers and this and that.
- But I do think we can find a home for them, but it's just a matter of where we can find a nice position or someplace for them to go, whether it's the fairgrounds or church or something like that.
- That's basically the comments about it.
- It's just Sebastopol is a tiny little town.
- I think they could be put elsewhere.
- You know, we are a little peace town place and I remember we used to be small, now there's a lot of traffic.
- How do you know if somebody does have the disease or something?
- If you have no security and they come out on the street and they exposed themselves.
- I don't want to repeat about the businesses, copycats, the Barlow, the trail, that's all been spoken to.
- Basically I'm against it, but I'm for helping the homeless, elsewhere if that's possible and stuff.
- So I'm assuming I'm the last person, so I'll try to cut it short.
- Thank you so much for your time and everything, but we're definitely cut off here.

Josephine commented as follows:

- I want to thank the council and the County representatives because you've answered a lot of questions that I think should allay some concerns about the long-term fiscal impacts of the project.
- I live with my husband and two sons in Sebastopol.
- We've lived here 21 years.
- I think this is a time where Sebastopol's heart has to meet the public policy imperatives that this opportunity provides us with.
- And I say that because I'm aware of all the fears, the concerns that the businesses have, legitimate.
- But I walked downtown every day.
- I go to the Barlow more than I used to.

- I don't know that 31 people having wraparound services, engaged in trying to have a dignified standard of living that we were all so privileged to have that those folks are going to seriously impact the businesses in the Barlow.
- I can't afford to show up in the Barlow.
- There's a lot of people here legitimately concerned about the impact of this on their way of life in Sebastopol, we're a peace town, we need to serve the most vulnerable people in our community.
- These are seniors with underlying COVID health crises that predispose them to being at risk.
- I don't know how we could deny this.
- Fast tracked if you like, but I'm kind of glad that it's a fast solution that's dropped in our lap.
- That doesn't cost us too much, especially in the long-term, as I've heard, alluded to tonight.
- I don't know how we can't embrace this opportunity to include people that are at risk in our community.
- I, for one, support the project.
- I do understand the concerns, but it's time for Sebastopol to step up.
- This is a very uncertain time.
- We can't control very much, but here's a God given golden opportunity for this little city to step up and take advantage of this Project Homekey program that allows us to give services to people that really need it.

Woody commented as follows:

- Thank you, City Council and Board of Supervisors, for the opportunity to speak.
- I live just outside the city of Sebastopol, in the 95472-zip code since 2009.
- Sebastopol is my community.
- I'm really proud of that.
- I'm very familiar with the area in question, I'm just chiming in tonight to say that I'm fully supportive of this project, based on the presentation I saw earlier, I support the project.
- Rarely do we get an opportunity to respond in a clear and obviously helpful way to the crisis and the dire situation of so many of our fellow residents, but folks that live here that don't have a place to live in Sonoma County.
- People are there that are vulnerable at risk.
- I think this is a fantastic opportunity and I just wanted to register my support for the proposal.

Lucas commented as follows:

- So I think that I was confused to hear about the timeline that this is talking about being passed along.
- This sounds like a type of project,
I mean, granted we're in times that are full of extenuating circumstances and some of those circumstances, rapid adaptations, new ideas and ways of doing things, but something that could so fundamentally change an important sector of town, seems like it deserves a lot more analysis than this seems to be receiving.
- It seems we feel this pressure due to the application process and deadline.
- If that is a fleeting opportunity, then maybe it's not an opportunity that makes sense for Sebastopol.

- Maybe it does make sense, maybe it doesn't, but I'm hearing pretty few specifics throughout the course of our conversation this evening on how this project could be handled budgetarily, administratively.
- If problems arise, I was part of a group that used to run the community garden at the Village Park, mobile home park there, seven short years ago or something like that, there is a lot of debate and conversation going on with the City Council about converting Village Park into a new recreational park, with soccer fields and different stuff.
- At that time there wasn't that much coordination or organization going into that space and piece of town there.
- I'm really happy to hear about all the changes that are taking place there and the administration there.
- But what if we expanded on that?
- What if we expanded on some offerings there?
- What if we considered other options on the South side of town, other commercial spaces that could be converted into living spaces for people where some services could be provided?
- But I mean, tourism is pretty much the lifeblood of our economy these days.
- I'm 35 years old and I remember when I moved back to Sebastopol after college, there weren't opportunities here for young people, pretty much at all.
- I think it's thanks to a lot of the businesses that have sprung up from the growing tourism here, that young people are able to live here and pay the rent.
- That the fabric and age demographic of the community hasn't just become something more similar to Sonoma, which is sort of like a retirement type of place.
- I don't strongly disagree or agree but operating and asking a community to make a decision on such a rushed timeline, I definitely don't agree with.
- I think that this is an issue that requires much closer analysis and consideration and community engagement and not just like, this is something we got passed and money we have and so we're letting you guys know, but really more of a participatory longer term process, considering the opportunity.

Debra commented as follows:

- I live in walking distance to the proposed project, in a little part of town over by Analy.
- I want to say I don't support this project.
- I support housing and helping our fellow brothers and sisters.
- Definitely support this and I don't consider myself a NIMBY.
- I know all about NIMBIES because I helped put in the skate park, the Laguna skate garden.
- I know all about NIMBIES in Sebastopol.
- I live in an area and I'm starting to feel unsafe with things that are going on around here.
- There has been some looting going on.
- I've let the whole idea of people moving into Morris Street and living there pass by because we really need a place for people.
- Someone died on that street in a truck.
- I don't think it was one.
- Somebody actually died and was in a pickup truck and was there for days and days and days.
- I actually walked by and I smelled something.
- The next day, one of the business owners called and said there was someone dead.
- They called the police.

- My concern is that, is the place going to be monitored?
- Are there going to be medical people checking on people?
- I also heard of a housing place where two of the rooms, they set up as a meth lab.
- I heard that on the news.
- I hate to think I'm in fear or fright.
- Maybe I am, but I just think that where I live was a very comfortable place.
- Now I'm just worried about what's going on.
- Sebastopol is going through a lot of changes and I just hope City Council and everyone thinks about what they're doing.
- There's an empty CVS building, and there's a hospital and I don't know what's going on with them anymore.
- Can we do something for housing people in those facilities?
- Let's put our thinking caps on people, try to work it out.
- I'm concerned about the businesses.

Deborah commented as follows:

- So, I'm totally supportive of this program.
- I have an investment in Sebastopol.
- I had a business downtown for several years and I own commercial property downtown.
- So this location is close to my investment.
- I also own a business, a real estate company, and have an office in downtown Gravenstein.
- So I'm very up close and personal with our homeless community.
- I know that it is a hard, hard situation for all of us in different communities, but I absolutely believe that it takes all of us coming together, working together, business folks, residents to solve this problem.
- Because if we sit back and do nothing, it is going to get worse in Sebastopol.
- It is going to get worse in every single community.
- We need to wrap ourselves around this portion of our population.
- I want to thank the City Council and Sebastopol for partnering with West County Community Services.
- I am also the board chair of that organization and I've been working.
- I'm trying to help solve this and get people housed.
- They don't just house people with money in my business, but I work at housing all people, all people in our community.
- We really got to get around this and I know we say, "Oh, I want to support it, but I don't want it here." There's no perfect location.
- There is absolutely no perfect location.
- But look at what happens when we start housing and taking care of people's health and their needs.
- We see it, the stats at Park Village are astronomical.
- Exactly what we thought would happen is happening.
- We house people, we mentor people, we teach them how to live in the world and get jobs and take care of themselves.
- They are moving on into permanent housing.

- I just really, and I get how challenging it is, but we all, every single one of us, every business person, every homeowner, every person needs to get behind these housing projects, and start housing our most vulnerable population.
- City Council, I really appreciate who you are and your partnership with us.

June commented as follows:

- I'm on an unstable internet, so I'm not going to turn on my video, but I just wanted to chime in.
- I love Sebastopol.
- I frequent the businesses near the Sebastopol Inn, Coffee Catz and the Barlow, and Community Market and the restaurants there, and I've known that area well.
- I've been there visiting those businesses since I moved to the area in 2009, and I really support this project moving forward.
- I am very happy to see this come before us, to have this opportunity. I will continue to go to the businesses near the Sebastopol Inn.
- In fact, I visited them less because of COVID, and I want to step it up and try to visit them more.
- I'll be safe, but I'll try to visit them more, especially the businesses that are supportive of this project going forward.
- I think that this has come to us in a very efficient manner.
- I think sometimes people complain that bureaucracy is so slow and all of that.
- Now, here we've got something that's come to us appropriately, transparently, and efficiently, so that we can be competitive for dollars.
- So I really want to say congratulations to all the folks, the elected and staff that worked to bring us this opportunity.
- I really look forward to having this and having this be part of the gateway into Sebastopol Peacetown.
- For Peacetown to mean anything, it's got to be real.
- It can't just be some brand that people are trying to make a buck off of as a business.
- I'm in this community because of the real behind the love and welcoming Peacetown.
- The businesses they're concerned about the disruption from people that are housed, and it can be a real big challenge.
- How could it be better that people that have no housing and no support are going to be better for your business, then people that are housed and have support.
- I know some folks just think, well, you know, maybe they just think that the people aren't unhoused and they're dealing with issues.
- We just want them to go away.
- We just don't want to see them; we want them to go somewhere else.
- There's nowhere else for folks to go.
- This problem's all over our county, it's all over our globe.
- We're going to have to do the hard work of solving this problem.
- This is something that helps us take a step towards solving this issue.
- It'll be challenging, but it will be better than if we don't act.
- So this is really an opportunity for us to have a better Sebastopol than we would otherwise have, a better county, a better world.

Vicky commented as follows:

- I've lived in Sebastopol for 18 years, raised my two children here, and I'm a tax-paying member of this community.
- I strongly support this proposal, because I would really like to equalize the playing field between the haves and the have-nots in our community.
- I would be a very proud member of Sebastopol if we could just extend ourselves and really support housing for those who don't have it.
- I also agree that there is no perfect location.
- If we look for another location, there will be others in that location who will all also say, "We'd like to support housing the homeless, but please not in our location, not here, because we have businesses here." Or if we go somewhere else, there might be people there who might also be saying, "Not here," and they might have their other reasons for why not there.
- If we can find another place, that's fine.
- I think that this is going to be an ongoing problem.
- If time is of the essence here, I would like to see this project pushed through.
- I certainly understand for those who own businesses, that there is this fear that there might be a negative impact on the businesses in Sebastopol.
- This fear is real, but I also doubt that 31 people housed in the City of Sebastopol will have a negative impact on businesses.
- I would like to support this project, because this could be a matter of life and death, really, for vulnerable members of our society, especially for the elderly who are also COVID-susceptible.
- As I said earlier, I would like to equal the playing field between the haves and the have-nots, and certainly, there is a gap in privilege between people who own businesses and people who don't have a roof over their heads.
- I believe that this is really a great opportunity to help those who have the highest need.
- I would like to see this project go through.

Sala des Rosiers commented as follows:

- So I am Solas des Rosiers, and I am speaking as a student of Analy High School and on behalf of Sunrise Analy High School, the climate and social justice group.
- So access to affordable housing is absolutely essential, especially right now during the current pandemic, and yet, many people in our community lack it.
- Purchasing the Sebastopol Inn to use for low-income supportive housing would be an important step in the right direction.
- I would also like to acknowledge that in situations like these, the communities most effected are primarily communities of color, especially among women of color.
- The group that is affected the most by poverty in Sonoma County is women of all ages.
- Women bear the bulk of the weight of caring for their families, and thus find themselves most at risk of poverty and lack of housing.
- Of course we can't forget that Sonoma County has a huge housing crisis, COVID-19 only exacerbating the existing struggles of the homeless and impoverished community.
- We live in an extremely unaffordable area, and so it is essential for us, who are comfortable in our own homes, to act with empathy for community members who are not as privileged as ourselves.
- Now, especially during a pandemic, we need to prioritize people over profits, understand the struggles that homeless people face.
- We understand the importance of local businesses, but we cannot allow fear to get in the way of our own humanity.

- We, as a society, have a deeply rooted prejudice against homeless people, often ignoring the systemic inequality facing them, and instead easily falling into the patterns of blame.
- One last thing, as Jason Windsor, Debra Johnson, Vicky Garcia, and many others brought up, stating your support for this project, but just not here in Downtown Sebastopol, is absolutely your privilege speaking, and that is unacceptable.
- I know that this is really scary for some people, but the fact remains that we have this opportunity to make other people's lives better.
- We need to face up to our privilege and evaluate the motivations behind the denials of the low-income supportive housing opportunity.

A member of the public commented as follows:

- Well, my main concern is the term white privilege being thrown around, and privilege in general.
- I, myself, came from a family that is not "privilege," and I came from an immigrant family and I have a business in town.
- And I'm very hard working, and to hear such things being said is really frustrating, because I truly believe in the wellbeing of the homeless.
- I worked with the homeless community in Sacramento for many years, especially in the Oak Park neighborhood.
- So what I'm trying to say is that the people that are concerned and are saying, "Not in downtown," aren't saying that they don't want it in the community, it's just that we also have to think of the economics of the community.
- Our tax-paying money is what can support such programs, and if the businesses in town are affected, how are we going to have that tax money to continue to support these programs?
- I also do agree with the haste, and it was very lacking in transparency.
- can't imagine that such a big thing is going to be purchased and taken care of within the next week or so.
- I find that very irresponsible.
- It doesn't give the opportunity for the public to speak on this matter and to voice their opinions.
- I just hope that things can be done a little more thoughtfully and a lot more slowly, so yes, that we can analyze, and understand the repercussions of this.
- The repercussions can be quite grave if businesses can no longer open, the employees can no longer have jobs.
- There are going to be more people that are homeless, especially with the expenses that we have living in a town like Sebastopol.
- So I hope that what I have said can be heard, and please make a wise decision for the economics of the town as a whole.

Gail commented as follows:

- First, I have some questions that I'd like to have followed up.
- One is when will the Board of Supervisors hear about this and make their decision?
- Secondly, is it envisioned that the County will own this property if it's approved, or is it envisioned that it would be owned and operated by a nonprofit or some other entity?
- Thirdly, is it the case, as I have heard, that the owner of the Sebastopol Inn came to the County offering the hotel for sale?
- So I anticipate getting answers to those later.
- Next, I'd like to maybe help some people who are concerned about the City or the County not taking action with respect to some of the activities of homeless people.

- Their hands are, in many times, tied by federal or state laws, or maybe even in the COVID case, public health rules at this time.
- So I would like you to just know that it isn't that the County or the City isn't listening, it's that many times their hands are tied.
- Thirdly, I'd like to urge support of this particular proposal, even though it is happening quickly, I think that there are protections that are going to be made available.
- For instance, I believe that appraisals have to be made of the property before anything is bought, and that you have to have program rules in place that will meet the requirements of the funders.
- For instance, Palms Inn, in Santa Rosa, has converted a motel to, I believe, 64 permanent supportive units.
- They were able to install kitchenettes in the units, and they were also able to use some of the community space.
- That is a possibility for the Sebastopol Inn.
- The Palms Inn has been a very successful, although honestly, not wholly successful program.
- It's a national best practice, and so I think that the protections are there.
- Also, if people are having problems, they can go to the operators and ask for help.
- So ask if they can correct some of the problems.

Lisa commented as follows:

- Got on this call a little bit later, but a friend of mine has kept me informed on the homeless issues that the county has been facing.
- I'm a social worker.
- My mom's a retired senior who lives with me.
- My son just graduated Analy last year.
- We are all in support of the homeless being housed at the hotel.
- I've heard a lot of people saying that this is a rush thing, that there's lacking transparency.
- I feel that people do need to be informed and probably do feel that this is being rushed.
- But we have an opportunity here to be a model of how a community can come together.
- Even though this is rushed for some, but to address it, especially in light of COVID, we need to step up and do our part.
- Every county, every city, needs to address this issue because it's something that we're all dealing with nationwide, so we are in full support of it.
- But I do feel that a lot of us need some more information, from what I'm hearing.
- But I'm just going to keep it short and sweet.
- I'm a social worker.
- I'm all for the homeless being housed.
- I think we're just talking about 31 people.
- I think issues and concerns can be addressed.
- It's not like we're housing hundreds or thousands of homeless.
- So that's it, I'm going to leave everyone with that, and stay healthy.

Jacob commented as follows:

- I appreciate just listening in to what people have to say.
- But, yeah, I have to say that I'm in support of this as well.
- Growing up in Sebastopol, I don't remember seeing homeless people.

- Growing up just around Sonoma County, I don't remember seeing homeless people, and not anything like we're seeing these days.
- I just think we're, in a sense, failing as a society by not making sure people in our communities have the resources to have roofs over their head, to have access to healthcare, all these other things.
- If we don't take advantage of opportunities like this, we're just kicking the can down the road.
- We're never going to have the solution or the project in Sebastopol, for example, where it's going to be the perfect location, everybody is going to be in support, so I just think we need to be proactive.
- There really are limited resources and opportunities like this.
- In the end, we're looking after very vulnerable people in our community.
- I understand people being concerned about it and everything, but I still just think it's the right thing to do.
- So I hope that the City Council supports this proposal.

Norah commented as follows:

- I'm part of the BLM Visibility Team and the Sunrise of Mint, and I just wanted to voice my support for this project.
- I think homeless people have been labeled as extremely dangerous and stuff, the reputation.
- They're still just people.
- I think it is our responsibility to help and support our community.
- So I just want to say that.
- I know it's short but thank you.

Abby commented as follows:

- I'm a 25-plus-year resident of town and a long-time taxpayer.
- I'm very much for this proposal.
- My comments are that with this facility, the rooms and the beds are already in place.
- There's not much remodeling that has to be done as it would be if it were some other former business area was turned into a home facility.
- So I think that this is a very appropriate place.
- If it does come to pass, there would be 31 fewer homeless people on the streets.
- It really saddens me to see people sleeping in the bushes and in their cars when there's a possibility for this.
- So I'm very much for it.
- I thank you for all the work you're doing -public officials for getting this taken care of.
- I have confidence that the questions and concerns will be addressed.

Angela commented as follows:

- I'm Angela Ford, and I've lived in Sebastopol for 18 years.
- Were it not for affordable housing at Burbank Heights and Orchards, I would not be here.
- One of the things I'm so grateful for is the peace and the blessing of living in, I consider, a very privileged community and I'm grateful to be able to live here.
- I would say that not only are elders going to be supported by this, which I strongly support, but it could be our children, our grandchildren.

- In the context of COVID and in the context of a global likely economic meltdown, this is just the beginning.
- I think it's awesome that we have this extraordinary opportunity to step up and be the community that I know we are.
- So I just want to close with that.

Patty commented as follows:

- I live here at Burbank Heights and Orchards, also.
- At one time, we had some bad problem in the building and people had to be evacuated temporarily for restoration, and they were put down in the Sebastopol Inn.
- We're old.
- My neighbor was there and she had a terrible time.
- They gave her food vouchers, but she couldn't walk to any place except Community Market, where it was too expensive for her to eat.
- If this property is going to be used for the elderly, the infirm, the most vulnerable, we can't walk to Safeway.
- Personally, I could walk to Safeway, I could not get my groceries and carry them back.
- So I feel it's not the best location if you're wanting to deal with very vulnerable people.
- That's my point.

Mayor Slayter called for a break at 9:04 pm and reconvened the meeting at 9:09 pm.

The County addressed public comments as follows:

How does food and food services, how are those services delivered in a facility of permanent supportive housing?

- Think that some of these may need to be compiled, and then we can actually come up with a FAQ that we can then share with the City to post to social media, send out via your newsletter and our newsletter and get the information out to constituents that way.
- Know that with respect to food access, there are actually kitchenettes in these units, which is one of the reasons that when the owner of the Sebastopol Inn approached the CDC, that it was a very positive reception from CDC, because they actually are self-contained little units that would allow folks to cook in their own rooms.
- With respect to the wraparound supportive services, when we had that request for proposals go out and we go through the competitive bidding process, that would be one of the services that we would be seeking.

Equitable distribution, just simply by the numbers. Went through a similar calculation myself in preparation for the meeting, is 31 in Sebastopol, a city of 7,250, proportionally equitable in comparison to Santa Rosa in this instance, where their number would be between 900 and a thousand, I believe, if just simply based on proportion.

- Would say that proportionally compared to Camp Meeker, you're doing very well, because we're currently sheltering up to a hundred unsheltered residents in a community of 425 year-round residents.

- We may not be able to achieve exact arithmetic equity when you look at the different areas, but I think that broadly, we certainly do have a significant concentration of services currently in the City of Santa Rosa.
- So we're moving forward with the purchase of Hotel Azura in a similar process that we're looking at in considering the Sebastopol Inn.
- But that's just what the County is doing.
- Inside the City of Santa Rosa, there is Sam Jones Hall.
- There is also currently a temporary shelter site at Finley Center.
- There is also, and the County has actually provided funding for not only Sam Jones Hall, but also looking at funding for the Catholic Charities site that is being built downtown.
- So there are a number of service centers.
- Actually Los Guilicos Village, which is owned and operated by the County of Sonoma, is also technically inside city limits as well.
- So we had to comply with their fire code.
- We are moving forward with two county facilities there.
- We also are considering the fairgrounds as another potential location.
- That's also inside of City of Santa Rosa.
- So they are getting proportionately more share, but I can't say if it's exactly arithmetically proportional.

What denominator are you going to use?

What is the county's process?

Asking for a schedule and next steps (For the meeting of the 18th) -

What can people anticipate seeing?

- I actually texted Barbie because I didn't know the answer to that.
- She did respond to me via text message and said, "We don't yet have a purchase agreement for the Sebastopol Inn." So unfortunately the timeline is in flux and until there is an agreement on a purchase price between the seller and the buyer.
- The negotiations that are taking place between staff and the Sebastopol Inn owner that would then come to closed session for the Board of Supervisors to consider approving the purchase.
- That's also the point in time at which we could provide some of the feedback that we have heard tonight, the feedback that we anticipate receiving at the future meetings as well, where I can also ask questions about, would there be consideration or are funds available for mitigation funds.
- Then ultimately that would move into a public conversation and be approved publicly at the Board of Supervisors.
- I can promise that I will, as soon as I have notification, notify you and other council members as well as Larry so that you can also then provide that information to your constituents, through whatever channels you find appropriate.
- We'll also post it to social media and go out through our e-mail newsletter, as well.

How will Sebastopol Inn project affect neighboring businesses and what sort of, I think that this is, we've heard a version of this question a number of times.

Think this goes into the unknown of what sort of security is going to be on onsite?

What sort of staff's going to be on site?

What support services for our community would be provided?

- So, one thing that I want to say is that I feel very strongly that we do need 24/7 presence on site.
- Either 24/7 presence of a sort of staff support, right?
- Or security as an alternative.
- Pretty much all of the proposals that we have moved forward with the County does have 24/7 staff residents there who can respond to any concerns, or we have security.
- So I believe that that will be a component of this project.
- I will certainly fight for that.
- With respect to impacts on businesses, I haven't seen any studies or any data that has suggested that there are negative impacts to businesses when we see these kinds of projects go in.
- I want to acknowledge the fact that a lot of small businesses are struggling mightily right now.
- It's not just the impacts of the pandemic.
- It's the impacts of a series of disasters that we've gone through in Sonoma County.
- It's been fires, floods, fires.
- Then in the midst of that, also having smoke.
- Even when our county wasn't on fire, there might be cancellations and people not going outside or doing what they normally do.
- Then now finally the pandemic.
- I believe that it's incumbent upon the County of Sonoma to actually do more for our small businesses, including our small businesses that are inside city limits.
- I want everyone to know that we are currently considering how to spend \$150 million of PG&E settlement money at the County of Sonoma.
- This is a huge opportunity.
- I think that could go a long way, in terms of supporting our small businesses through things like grant programs, or revolving loan programs or opportunities to retrofit existing businesses for pandemic era realities, right?
- Can we help you convert a space that's currently outdoors and not ready to have seated customers?
- Or how can we support those businesses, make the changes that they need to stay in business?
- Can we support more online purchasing infrastructure for local businesses?
- So that rather than going to the Amazon Prime, they go to Sebastopol Prime, right?
- Where you can go pick it up at the local business.
- So I think that we need to do more, but I think that's a separate conversation.
- One that I would love to engage with the City of Sebastopol on.
- We also have CARES Act funding, and we decided to allocate \$8 million of CARES Act funding and of that at least 2 million will be earmarked for small businesses and economic support.
- So there are a few different opportunities, and I think that we should be fighting for how to help our small businesses, but I don't think that it necessarily makes sense to pit them against a project, or to assume that there will be negative impacts.
- Again, I really believe it's about implementation and successful management and making sure that those residents have the supportive services that they need.
- In relation to the, in particular, the PG&E settlement funds, I've been told by more than one of your colleagues that, and this is me advocating for a more county-wide response to the way that funds are dispersed and used.
- It wasn't just two jurisdictions or three jurisdictions that saw damage from the fires, we all did.
- That kind of economic damage, it's very difficult.

A question about security and staffing.

- I think that we've, we've covered that, that you're very interested in advocating for, if this goes forward, a 24-hour staff and security.

The financial viability of this into perpetuity - need to ensure that - this is just more of a message of advocacy for that very thing.

Is this a good use of funds?

The City of Sebastopol, we have no skin in this game. It's not even our project.

So we're here as the City Council to advocate to the benefit of our residents, and that's what we're doing with this meeting.

Will it be a clean and sober environment?

As I understand it, that's one of the ground rules for these types of facilities?

- Would have to ask at DHS and CDC regarding what the plan is.
- Essentially, we talk about low barrier, no barrier, medium barrier, there are various assignments.
- Sometimes its behavior based.
- Sometimes there are clean and sober requirements.
- So no, no illegal drugs would be allowed. I think our community is going to want to have a little bit more information about that.
- So maybe just make sure that you note this in your, in your more expanded FAQs, what does clean and sober mean, or what is and isn't allowed?
- I think some real specifics would be helpful for our community in regard to this.

We had a lot of questions about other sites and we had a couple of suggestions that were made for locations that I think us locals all understand.

Certainly, we know what the former CVS up at the Redwood Marketplace is.

The Fircrest building, I believe that's on Petaluma Avenue, other sites, we've had suggestions close to Safeway.

The only location I can think of close to Safeway is an empty lot across the street.

So would that be a viable thing to actually construct a building?

What, what are our options as far as other sites?

- One thing that's important to recognize is that with the Project Homekey funds, they are prioritizing turnkey projects that are able to be responsive, specifically to the circumstances that we are facing during the COVID-19 pandemic.
- So they want local governments to be going out and acquiring properties that folks can move into within a matter of weeks, not months or years.
- So we don't have the ability to buy a lot and build a facility.
- The other thing that's important to recognize is that we only work with willing sellers.
- So we were approached by the owner of the Sebastopol Inn.
- This is not something where we are going to go take eminent domain over a property that is not for sale or where we would have an ability, if there does happen to be, say, commercial real estate for sale that is not currently suitable to move in and to be utilized as a residential facility, we wouldn't really have the capacity to retrofit that.
- So our options are limited, and they're really limited to folks who have move in ready facilities that could hold at least a few dozen folks.

- Then that they are willing to sell them to us for this purpose and to negotiate with the County, which any government process is definitely something and not every property owner wants to engage with government in that fashion.
- Leo commented as follows:
 - I just wanted to add, I know that our office has been in touch with Tina, specifically, about Fircrest, because actually a Sebastopol resident wrote into us about it.
 - I know that health services had been in touch with them.
 - I think at the time, we were thinking about temporary housing, but I know that they are aware of Fircrest as an opportunity and have been in regular touch with them.
 - But at the time, it wasn't going to pan out because they had some challenges with the site.

County explanation to our community what coordinated entry is, and how that is put to use here.

- In general, it's set up to be an objective scoring system and it helps identify people that are in most need of housing first.
- So they go through a long questionnaire, a long screening, identifying what services, and there are different programs set up that that help identify people for specific projects, but it's objective.
- It's a fair way of choosing the most in need.
- One thing that I just want to add to that is that pre-coordinated entry, you often had people going into a shelter, maybe the shelter was full, but there might actually be another shelter somewhere else in the County that had space.
- Maybe this person was highly vulnerable, and they had a history of homelessness and they had co-occurring medical conditions and the kind of person that we really need to prioritize for getting indoors and certainly out of the cold in the winter.
- So this allows us to kind of provide access to all of the different shelters around Sonoma County, and also to prioritize those who are most in need.
- We have been able to work a little bit, because we do recognize that some smaller regional shelters, for instance, the Greenville vet's hall that served as a wintertime shelter, really is better suited to serving just local folks within the community.
- Doesn't make sense to send it, take someone from Santa Rosa and send them out to the lower Russian River, where there are fewer services, fewer job opportunities and less transportation, for instance.
- So we sort of work with coordinated entry and then sometimes also have a bit of a geographic overlay, which I'm hopeful we'll be able to utilize.
- In this situation for a regional hub for the Sebastopol area and the name of the sort of questionnaire because we got briefed on this with the home leadership council, is that BI bidet.
- So it actually goes through a vulnerability index assessment for every single person who becomes part of the coordinated entry system. Think that explaining the umbrella of services and the way that the coordination and the organization of the delivery of services is done so that the community knows that it's not just this one facility, it's a network, it's a system.
- So including that type of overarching information would be helpful.

So again, a question about a schedule and I think that we had that one answered as far as there aren't any known specifics at this point, but that will be publicized when those decision points and the meetings, the dates, the times all that will be noted.

Who will actually own the property?

Will it be the County?

Will it be a nonprofit?

The Community Development Commission would own the property.

Funding sources that we utilize in these contracts with providers.

- Obviously, there's the funding from the state, but we do have other sources of revenue that goes through the County, as well as the continuum of care body that you might just touch on.
- So there are various dollars that flow in from the state and federal government that can be utilized to fund the operations of services and this project and the providers of services at this particular location would be eligible to apply for the funding for these programs.
- They would be very competitive in that process in terms of consideration, based on the board's contracting principles.
- So there is the availability of ongoing funding through the state and feds.

Unsaid question about purchase ownership and who holds title would be, should California somehow build, or, the Bay area region build more than 114,442.

As I mentioned at the start of the meeting per the ABAG specs, this property could be offered for sale and returned, or changed to some other use.

- There's nothing precluding that, I assume.
- There's a requirement in the grant application that we utilize this property for five years for the housing of a homeless individual.
- County will get a list of requirements but believe that is one of the requirements that we'd have to hold it for that period of time.

Question on owner reaching out to the County.

- Think just for the community's benefit, our real estate agent went out and tried to identify properties early on.
- The one property owner that presented itself was the owner of the Azura.
- So after that was made public, then this owner came forward and expressed their interest in potentially selling their property.
- The need is great in West County, in terms of resources, but we didn't go out.
- I don't want people to think that we went out and just targeted certain owners of properties.
- It was who made themselves available or offered their property to us.

Does this fit within the general plan of the city of Sebastopol?

Planning Director Svanstrom commented as follows:

- This is my first opportunity to learn about the project along with a lot of the rest of the community this evening.
- I haven't had a lot of chance to think about it and analyze it like we would, if it were a privately held project going through our process.

- I heard the business concerns, and I think that one of the concerns that the general plan does address is balancing the need for housing, along with the need for economic development and stability in the downtown.
- I believe the Sebastopol Downtown Association had highlighted some of the concerns with the general plan, in terms of the business community.
- So, the site is in a priority development area in our downtown core with accessible transportation.
- Those are certainly areas where housing or mixed-use projects are encouraged.
- How this fit into, and what the analysis is in terms of business stability certainly would need to be looked at.
- If I were to do a thorough analysis, I'm sure that there would be some conflicts, and that there would be areas where it is compliant with the general plan and supported by some elements and then some elements where there might be issues.

Status of Hotel project.

Director Svanstrom commented as follows:

- So I believe the Hotel Sebastopol has written a letter, that's been shared with Council in terms of their plan of starting construction this spring, when the COVID pandemic hit.
- They, like most tourism industries, and certainly the hospitality industry especially, have been greatly impacted and they are still very much committed to the project.
- However, they're not certain on their timeframe at this point, given we don't even know when hotels are going to be able to open again, and that's certainly affecting their ability to move forward with the project at this time.

Mayor Slayter commented as follows:

- I can also answer a little bit about the general plan and the zoning ordinance.
- As you might imagine, given my day job, I did dive into the zoning ordinance a couple of days ago and looked at this.
- So this property is in the central core, or downtown core zoning district.
- That's exactly, as you might think, it's our downtown and per the zoning ordinance, a single room occupancy, which is what I believe this would be classified as, is allowable, because it is allowed in what's the highest density residential district we have, which is R7.
- So it is an allowed use, conditionally.
- So if it were a project that was being proposed by any other entity, other than the County that does not need to comply with our zoning ordinance, due to, I believe it's state law, it would require a conditional use permit, but it is a use that was considered by the general plan update committee.
- It was a use considered by the Planning Commission, as well as the City Council, as we went through the general plan update and the zoning code amendments.
- So that, to me, tells me that this is something that the City Council, staff, and community would at least entertain.
- It would need to go through a full process for the boards and commissions to have an opinion on that.
- But it's something that is at least allowed to be applied for.
- It's easy to cherry pick out of the general plan and you can pretty much make an argument for anything or against anything in any variety of ways, given the general plan.

Councilmember Carnacchi commented as follows:

- What statute exempts the County from our zoning laws?
- Is there an actual statute that governs that?
- Wonder where the authority comes from?

City Manager McLaughlin commented as follows:

- We conferred with outside counsel at a court case that was cited to us that basically holds that County development on a County owned land in a city does not need to comply with city zoning and building regulations.
- I don't have the e-mail in front of me to cite the actual court case.

Vice Mayor Glass commented as follows:

- I would understand as a follow-up to that, for instance, the County owned property that is the veteran's building, which is already existing within our jurisdiction, is owned by the County.
- I can speak to that because I can tell you, I manage that and we have a lease with the County, and when we have building inspections and things like that, we have to do all of it through the County, not through the City.
- When there were complaints about the lit-up signboard, it was all County design standards, not Sebastopol standards.

Supervisor Hopkins commented as follows:

- I do want to add that this actually goes both ways because out in my district, the City of Santa Rosa actually owns property that's in unincorporated areas and they are totally exempt from any of our land use policies, so they can do whatever they would like on their property.
- As we're hearing a lot from unincorporated residents about the composting site proposal.
- So this is just a universal government, whatever level of government owns it, if it's being used for a government purpose and it's under that particular level of government, not the jurisdiction that it resides within.

Councilmember Carnacchi commented as follows:

- So the way I see this project is, we're talking about the vulnerable homeless.
- So, what is missing from the conversation is the homeless vulnerable, which are the persons in our community that are vulnerable to becoming homeless.
- So I look at it as we're putting a band-aid on a capillary, when the artery is bleeding.
- When I speak about the vulnerable homeless, or the homeless vulnerable, I'm talking about the kids in high school right now that are not excelling academically.
- Especially now with the home schooling, we're going to see more of that.
- So when they get out of school, and they're failing academically, there's not much for them to do.
- So, when I look at investing \$25,000, if that's what it costs the County per person for the 6,600 persons, and it's taking a quarter of the County's budget, I think that the money would be better invested if we took that \$25,000 and we invested it in the students and started bringing in vocational education in a big way, in a hurry where they learn how to frame a house, how to put in the electrical, how to side it, how to put in the HVAC and the air conditioning units, how to put on the roof.

- So that way, these kids are prepared, number one, they will have a job right out of high school where they can go into the union and have a good paying job as an apprentice, and two, they're going to be less susceptible to becoming homeless.
- They're going to have a sense of self-worth, and I think that's where we should be putting this money, because what I'm seeing is constantly, we're trying to put the band-aid on that which is right in our face.
- We're trying to stop that, but we're not looking at the long-term preventative homeless.
- So if we're trying to fix it here and we've got a thousand kids coming out that are vulnerable to being homeless, it's just going to be an endless cycle where we're always going to have to be providing for the homeless, where I think that we could do a lot more good with that money if we started looking at investing in vocational programs in high school right now.
- I know that Linda and I, we have talked about that in the past.
- I brought it up several times at the school board districts, but we just don't have the motivation to do it, and I think it's really important that this becomes part of the conversation going forward.
- Then the other comment I want to bring up is with regard to, and I think it's really important that we look at this when we're talking about this kind of facility, because the Sonoma State University model is the same model.
- They have the COVID-19 vulnerable there.
- So when I got the Public Records Act request from the Sonoma State University police, I think that it's important that, for the people that are watching and participating in this meeting, that at least read some of the case numbers that came from that starting on April 17th, and going through July 15th, because this is potentially, if we're having the same model put into Sebastopol, these are the kind of calls that the Sebastopol police might get.
- There's no absolute.
- It's not an absolute given, but I just want to read a few of them, starting in April.
- So there was attempted burglary, vandalism, property damage near the door lock mechanism.
- Then this one is in May.
- A noise disturbance security stated there was, "an unwanted guest attempting to gain access."
- Also, this is on May 17th, "domestic disturbance victim described an altercation in which suspect grabbed her by the neck and forcibly moved her aside."
- On June 6th, "intoxicated, unconscious subject laying in the parking lot."
- On June 8th, "report of Vurdo resident overdosing on fentanyl. They administered NARCAN and revived the subject."
- Let's see, on June 11th, "citizen reported that an ACS resident pushed him and took his phone." That's not so bad.
- 6/15, "a verbal argument turned physical, resisted the security guards."
- 6/16, "female reported she had been receiving threatening messages. Believed it was a male subject that had warrants, and the subject was booked into the County jail."
- I think that it's important that the public gets the opportunity to see this, because that's only on page two, and there are four pages of these type of incidents that were happening there.
- So we should take that into consideration.
- If we're going to do something that's going to affect our community for who knows how long, these are things that we really need to take time to take a look at.
- Then I did the same basic Public Records Act request with the Sebastopol Police Department for calls that were received at Park Village and at the Gravenstein Station.
- I'll just be brief, we had 96 security checks, one suicide threat, 33 suspicious persons, suspicious vehicles were 22, probation violations was one, violation of court order, battery, rape, domestic

violence, violence of domestic finance, a violation of the domestic violence restraining order, mental health issue, threats, burglary, theft, six property damage, drunk in public, child protective services cases, check at the welfare, there were 17, and I could go on.

- These are all things, I know that we're pressed for time, but we shouldn't be when we're talking about this kind of stuff that we're going to be faced with possibly.
- So I don't think that we should be rushed through this, and I realize you're trying to rush me through it, but that's exactly, that's a problem for me.
- The other thing is, that I wanted to point out was that our branding for Sebastopol, I think we need to think about how we're going to be branded and how we want to be branded.
- So that's something that we are going to be talking about with commission tomorrow night.
- So this is something that should be part of that.
- With regard to the Airbnb demand that we've had, when we lose 31 hotel rooms, it's going to be more incentive for people to open Airbnbs and build units, which will take housing out of the market for the people that need the housing, which is firefighters, and teachers, and nurses.
- So while on one hand, we may be providing 20, 31 housing units for the COVID, or for the vulnerable homeless, what is it going to do on the other end?
- So we should consider that as well.
- So I don't like that this is being rushed through.
- I think that the business community has spoken pretty loudly.
- I think there was about 437 petition signers, a lot of them business owners, that are against the proposal.
- So I don't know if there's a way that we could slow this down a little bit.
- I would ask Linda and Barbie that, if we can.
- I know there's two potential deadlines that you have the opportunity to put in the application and whether to try to rush it into the first one.
- I think that maybe we should take our time and put the brakes on a little bit and go for that second one in September, I think is when that application is.
- There's just too much here to digest.
- So we're nearly four hours in.
- That's not a whole lot of time to make such a big decision in my opinion.

Councilmember Hinton commented as follows:

- My feeling is, if we're going to move forward, I just want it done right.
- I have to say in what I do for a living, which is taking care of seniors, there's really no difference between those that, let's just say are conserved by the County, and my private pay, as long as they have the same supportive services.
- So I know that it feels rushed and it feels kind of shocking, but we have an opportunity for money to buy a property that will serve us, our homeless for a long time in Sebastopol.
- It wasn't just a few weeks ago that we had the public talking about our homeless and what we had to do on Morris street.
- So we have homeless, we have to figure something out.
- At the end of the day, I want to go through the process, but I trust our supervisor to listen to us and get what we need to make sure this thing is successful.
- We don't want a failed project.
- Nobody wants that.
- We probably need some mitigation money.
- We need to figure out the food situation, once COVID is over, give preference to Sebastopol.

- All of those things I am in support of.
- But it's hard to find properties and it looks like we have to move on it, and this is a really tough decision.
- Everybody is concerned, but this Council is doing a lot of things to support business.
- It won't be long before we have an item coming forth with no interest, low interest loans.
- We've got our project going with Co Mission.
- So we, as a Council have tried to balance our issues in this city, and I think it's not that we don't listen to business owners, because we're doing a lot there too.
- I'm interested in attending more meetings, but as a subcommittee of Park Village, and watching, that went under the radar of the city citizens, but we were fully on that, and that has just been an excellent example of what can be done when it's done right.
- So if we're moving forward on this, let's just make sure it's done right.

Councilmember Gurney commented as follows:

- Both of them seem very understandable to me as do all the e-mails that have come in.
- I want to thank all the people who contacted the Council again, making sure staff forwards all that onto our supervisor.
- I want to thank the people who spoke this evening.
- I think overall, our community is amenable to providing the needed housing with supportive services to the unsheltered people at risk.
- I think we have a preference for, if I can just say, our own people.
- Sounds very provincial, I know.
- I just look again at our success at Park Village, where we turned a neglected, privately owned mobile home park into a neighborhood that has adequate city services, and then we worked with Daily Acts to improve the whole outdoor area so that it served the families and people there partnering with West County Community Services to make this a one of a kind demonstration of how to do well with transitional housing and have those success statistics that Tim and Debra both mentioned.
- I want to say to many speakers that Sebastopol and this, through years of City Council decision making, has done an extremely good effort at affordable housing projects for the extra, the very low, and the low-income levels.
- I don't think those are known, if anything, those haven't been showcased enough.
- We have 699 North Gravenstein, Petaluma Avenue, Home Sequoia Village, Hollyhock, we also have units that are dispersed around other new homes that were done by Habitat.
- So I think it's quite unfair to say that we haven't worked on this.
- Also, I think we've worked really hard for a compassionate response to the street campers that have collected themselves on Morris Street.
- Also, trying to tend to the business people's concerns as we work with our police department.
- It seems the responsibility now is clear that we need to do more.
- Tonight, I was really hoping that we could organize an immediate stakeholder group to go inquire about other possible facilities and locations.
- I understand from repeating the answer on that issue, that we are looking for Turnkey, and perhaps there is not time, and we are in hurry up mode to seize the opportunity where we might go.
- People have spoken about the old CVS location, Palm Drive Hospital, the facility up across from Fircrest.
- It just seems like they don't fit the criteria.

- That's what I'm understanding tonight.
- I think we have to acknowledge our responsibility to our business community to make sure that we deal with this issue of potentially losing the southeast corner to the whole downtown core area.
- When the hotel is converted, we've got a place next to hotspots like Coffee Catz, Community Market, Seismic Brewery, and we've got to make sure that's going to be working well for our businesspeople and our revenue stream.
- So our responsibility to the businesspeople we can hopefully address during tomorrow night's meeting with Co Mission.
- Our budget subcommittee or somebody is going to have to help us understand better before this decision is made.
- What is the potential financial impact on us?
- If we lose the T.O.T.
- We lose that circulation of people in the downtown core, that's going to bring us revenue, because we are vulnerable financially, and this could potentially have a financial impact.
- I don't have confidence that the hotel group is going to build.
- I know our planning director spoke about that very diplomatically, but I've been in conversation with Daniele three times publishing construction start dates that have failed on the group and things aren't looking particularly good.
- One other issue that hasn't been raised that I want to submit to our supervisor, and that is the impact on the Rodota Trail and this connector trail, which puts it to the West County trail.
- That's a really important recreational amenity we've seen during COVID that people need to get outside.
- They need to be able to walk, they need to ride bikes, it's a commuter route.
- There's been a lot of concern that this is going to be potentially downgraded for that, or downgraded as a tourist attraction, because that's one of our greatest amenities that people can come and walk in this area.
- For instance, from the community center on Laguna Trails, all the way to the Rodota Trail and east if they want to go east.
- So, I think there's some real balancing concerns that we still need to address, particularly for our businesses, particularly for our outdoor security and our recreational space.
- And I'm hoping that tomorrow night with the business community, some of this dialogue is going to continue where we might go a little deeper and be able to forward some more information onto our supervisor as these decisions are being considered into September.

Vice Mayor Glass commented as follows:

- I think the bottom line here is, A, this money isn't available to spend on education, this money is available to spend on one thing, and it's a Turnkey project, and it's a very, very short timeline.
- So the choice, which isn't actually our City Council's, but the choice for the Board of Supervisors are, is there going to be an additional 31 rooms of housing for COVID vulnerable people or not? And because they have to make that decision in a very short time frame I am not happy to hear of the long list of the police logs of problems at Sonoma State, and one of my questions would be to the supervisor, or to Barbie actually would be, was the housing at Sonoma State the same kind of project?
- I don't think it is.
- I don't think it's the same.
- I don't think its permanent supportive housing, right?

Director Robinson commented as follows:

- The arrangement at Sonoma State was sheltering
- Sonoma state had a myriad of requirements.
- For example, due to state requirements around no smoking policies, people couldn't smoke on location, right?
- So if you're in your home, right?
- You have the ability to smoke a cigarette.
- I don't advocate as the health director, anybody smoking cigarettes, but I want to be clear that there were myriad of restrictions and dare I say, barriers for folks being able to shelter there in what I would consider in more of a traditional way that sheltering is done, that wasn't allowable at Sonoma State.
- One of the things we want to go back and do is to also get a copy of the police reports, because I want to be clear whether those incidents were related to the non-congregate site where the COVID vulnerable individuals were being sheltered, or were they more broader police calls at the university.
- I've been asking for some information from staff, and I'm not sure that all of those calls were related to that, and some of the calls, do they rise to the level of a criminal offense as well?

Vice Mayor Glass commented as follows:

- I would say that a project that is more analogous to this is Park Village, which once again, has been very successful as I can see, although we have had one or two people say that there are still some issues there.
- I know that I saw people from Park Village back before we had COVID that were attending Peacetown events.
- It made me very happy to see people from that very low-income location, be able to participate in our community and feel like they are a part of the community, because that's part of what puts people on the path to success in terms of being able to integrate into society and to be successful with their lives.
- I think that what we have, when I start hearing all this fear stuff, I really appreciated some of the things the young people said and some other people, and this is kind of the beginning of this. I think it was actually an older person that said, "this is the beginning of a kind of economic meltdown, so what are we going to do?" And I've been thinking about what got us to where we are here.
- Okay, what got us to where we are now?
- In my opinion, it's 50 years of failed public policy, which started with the Reagan Revolution, which was taking more and more and more money out of public housing and out of social services.
- What social scientists said back then, 50 years ago, when I didn't have any wrinkles and when I was a lot skinnier, was that this was going to end up with more and more and more policing required to deal with the underlying problems that occur when you don't provide housing for people and you don't provide supportive services.
- So, now those problems just keep getting worse and worse.
- Then we're more and more fearful, and then we have to spend more and more money on policing, which is more expensive than spending money on the services and systems that we needed to have in the first place.
- This is a fact-based world.

- Like we were living in a world where nobody wants to talk about big picture, fact-based information.
- We have the data that shows that when you invest in these kinds of things over time, you spend less, you don't spend more.
- What we're having is a situation where we're spending more and more and more to put band-aids on the underlying problems, which I do agree with my colleague about that.
- We are putting band-aids on.
- However, what we're looking at here are people who are very vulnerable.
- These are people who are COVID vulnerable and are probably not the kind of people that are going to run after you in a parking lot.
- They're not very well.
- They're cancer victims, they have health issues, they're over 65.
- I don't run as fast as I used to before I was 60.
- So I think we have to look at the big picture here.
- I do really sympathize with our businesses who are concerned.
- I don't think 31 people in this place is going to have any major impact on our downtown area.
- I think it might, on our overall downtown area.
- I think it might have an impact on the people at Gravenstein Station, and in the immediate area.
- That's why we really, as council member Hinton said, "if we're going to do this, we need to do it right."
- We need to make sure that the County is going to invest the money that we need in the long-term and continue to provide the services that can make these people. I hate those words, these people, that can help the residents be successful and be part of our community in a positive way. I do think we may or may not get our existing applicant for the hotel to build a hotel that's downtown.
- However, since we've already agreed, we're going to put a hotel there.
- If Daniele and Searcy and the rest of that crew, aren't going to put a hotel there, then let's go find another hotel because it's going to be a bigger space, it's going to have more rooms, and it's going to be right on the plaza in the heart of our downtown.
- So I don't buy the argument that we're never going to have enough hotel rooms again.
- But most of all, I think we need to work with the County to make sure that we mitigate any potential impacts that this can come up with.
- But we also need to look at the big picture.
- I've been thinking a lot recently.
- I've had a couple people text me that were very upset about the extremely negative information, calling this a homeless shelter and things like that, which it's not.
- People who were very upset about that and said, sent me text messages saying, "what happened to Peacetown?" You know, "where's the peace in Peacetown?" And so I've been thinking about peace, you what do we need to have peace?
- I was thinking about, in a lot of demonstrations lately, we've had people chant, "no justice, no peace." The first time I heard that, I thought, wow, that sounds kind of threatening.
- That's kind of scary.
- Then I thought about it more and I thought, well no, that's actually just a statement of fact.
- That's the problem where we are today.

- 50 years of bad public policy, the more people we have out on the street, the more people we are not providing with the basic services, a roof over their head, et cetera, the less peace we have.
- The less we're able to walk down Morris Street.
- The less we're be able to feel safe because we have not provided for those people that are in vulnerable situations or that are suffering from various problems.
- So to me, if you're going to look at the long term, we need to be investing in this kind of thing to ensure that those people have peaceful, fulfilling lives, but also, so do we.
- Because I don't like going down the street and being accosted by people that seem a little bit scary and problematic, but this is working on solving that problem.
- It is providing services.
- It's putting people in a location so that they're not out on the street and providing the services to make them successful.
- So I do understand the argument.
- I totally get it about the concern about impacts on businesses that are in the immediate area.
- But I don't buy that, "Oh, we always need to put this somewhere different because there's only so much money." It's available in a very short time.
- If the County does not avail itself of it and there's no other potential sites in this town, which nobody else has offered a building or another site, there's not enough time to find...we can't build it.
- We can't find something else.
- That means we will have nothing, and there will be 31 people still out there on the street.

Councilmember Carnacchi commented as follows:

- With regard to the funding that I was asking to be put towards the vocational education.
- I wasn't saying this particular money.
- I was talking about the 25,000k annually that the county is spending on the 6,600 people that are currently without shelter or homeless, or I'm not even sure what the exact statistics were on that.
- So I just want to be clear on that.
- Then one other point that I think is important for us to think about that I had forgot to bring up was, and again, I think we're being a little bit rushed, but I feel like this is all critical information.
- So I did have a long conversation with the deputy chief of the Rohnert Park Department of Public Safety on his professional opinion about the alternate care sites.
- They are the same thing.
- The only people that were housed at Sonoma State University.
- I took a tour of them, and I saw the way that they were set up, and it's kind of the same situation that we're going to have in Sebastopol.
- His professional opinion was that since those were put in, and he lives on the other side of the fence from Sonoma State University, there were blight issues, they found poop on the sidewalks, that there was trash left around, and that there were more mentally challenged persons in the neighborhood.
- In fact, he had to make sure that his children were always no longer out in the evening at night.
- He said that there were complaints about smoking all day long, which is part of the thing that Ms. Robinson had said about the stricter rules, which they do have stricter rules for not smoking.
- I understand that he also said that there was more foot traffic in and out of those complexes and that there were needles left behind.

- He mentioned that just because the rules say no drugs doesn't mean that the people there suddenly stop doing drugs.
- So that's something that we need to consider.
- This one is extremely important; I think with regard to the businesses that are there at Gravenstein Station - parking lot was filled with a bunch of junky, leaking, broken down cars and that there were constantly arguments happening in the parking lot.
 - So that's something that we need to consider that if there's 31 residents there and they have vehicles, are those vehicles, where are they going to be parking?
 - What's the parking allocation for that particular property?
 - I mean, I think that again, we're rushing into this, and these are real questions that we should really have considered and have answers for.

Vice Mayor Glass commented as follows:

- I don't like being constantly told to be scared, scared, scared, and we're going to define everything by what the police say.
- I say Park Village is a successful model; it's the same kind of model.
- What we need to do is ask the County and make sure that we have the kind of services that are provided at Park Village and make this as successful a project as that is.
- That's what we need to be talking to the County about.
- Cause this isn't our call.
- This is the County's call.
- That's what we can really ask for.
- I think we can get.
- So on the type of services and the type of individuals that were housed at the alternative care site at Sonoma State, I will turn to Director Robinson and ask if she can provide yet another description of the types of services

Director Robinson commented as follows:

- I really feel that it's important to clear this up in the interest of the public.
- I want you all to have full information to have an informed discussion and decisions.
- There was the alternate care site, which was individuals who were pending a COVID positive test.
- Or we're waiting to see if they were COVID positive, or COVID positive individuals who cannot shelter at home.
- That's a completely separate facility and structure.
- Then there was non-congregate housing.
- I can tell you with certainty that, yes, that's an opinion of a police officer within Rohnert Park.
- However, we had no issues with Rohnert Park Police and being involved with the non-congregate site.
- With all due respect to Sonoma State and the resources and services that were able to be provided in the early stages of responding.
- We actually, our County Council, had to provide an admonishment because the Sonoma State police officers were found to be actually harassing the individuals that were residing at the non-congregate site.
- So we had to have meetings to stop that behavior.
- will say that the list of police incidents that were provided are not reflective of what was happening at the NCS.
- There are 300 students that were on campus, as well as the NCS site.

- As I said before, there were some instances where people that weren't staying at the NCS showed up there wanting to be involved or wanting to interact with people that were there.
- But I can say with a great deal of certainty, and we will come back with a more robust list of incidents, that there was limited criminal conduct that occurred at this site.
- That we did an incredible job managing this facility with the stringent requirements that Sonoma State put in place.
- We will look for that further information and study it with diligence.
- It's important to get the facts right.

Mayor Slayter commented as follows:

- I certainly understood that it wasn't just one single population of people that acted as a unit at Sonoma State.
- There's a wide variety of people who were being housed there.
- We need to make sure that we're talking accurately, and we're sharing facts accurately.
- This is something that, as elected officials, we hear all the time.
- Do something about the homeless.
- Why don't you people ever do something about the homeless?
- Okay, here's a proposal to transition some people out of homelessness.
- "Oh, I don't want it here." "No, not there." "Oh... that place has too many blue flowers." And forgive me my sarcasm, but, honestly, that's the way that it feels sometimes.
- What we have here is a proposal for housing 31 individuals based on a model that is one parcel away from Park Village, where people have transitioned out of through the program and out of Park Village, into becoming integrated members of our society.
- What some of us would dub normal.
- The ability of me to analyze what supportive housing and the services that our nonprofit partners bring to that is profound.
- These are people whose lives have been improved, and it's nine people that have moved on to independent housing out of Park Village alone.
- That's with a very, very limited number of dwelling units there.
- To add 31 to our community, I think honestly, I would be incredibly proud of that.
- I would also be incredibly proud of being able to say, "Well, we have a great local business district.
We have makers; we have artisans.
We have locally owned businesses."
- In my opinion, it's not an either, or it's an and.
- Both can exist; both can coexist.
- I understand that there are very, very valid concerns on the parts of the business owners at Gravenstein Station and the surrounding area.
- I was talking with a business owner earlier today who has a very well-known business, very near this location.
- It's not in Gravenstein Station, but it's not very far away, and the business owner was keeping an open mind.
- He was not jumping to a conclusion that this was going to be one thing or another because this meeting hadn't happened yet.
- The County's meetings in public haven't happened yet.
- We're all still learning.

- So to have a preconceived notion and to have a point of position of advocacy for something that we are acting in a dearth of facts, I just don't understand that.
- It doesn't make any sense to me how people can hold these opinions without doing the work of getting the facts and the statistics and understanding it fully.
- I get that this is stressful for business owners.
- Particularly in the Gravenstein Station.
- What we need to do is work through that and figure out a way that this is something that can be a positive for everybody.
- I think that we have the brains and the intuitive, innate sense of what is right as a community to get to that point.
- I don't think that it is beyond us.
- I think that we can figure this out and make it work.
- We've had many hours of input.
- We've had lots of ideas.
- We've had lots of really, really great ideas, and the supervisor has been on the entire meeting.
- CDC staff has come and gone as they needed to for other meetings that were existing before ours.
- Now they've returned to listen more.
- These people are open to us.
- They are listening to us.
- They are trying to understand, and they want this to be a success.
- So I will ask the community to keep an open mind and work with the County because that's whose project this is.
- It's not the City of Sebastopol, but we are your voices.
- We are your advocates.
- This is something that we can do.
- We can figure this out, and I'm sure of it.
- So I think that that is the end of this item for the evening.
- I think that we will all stay tuned to the county and learn more as it comes out.
- that's where we are with it.
- So this item is now ended

Reference Order Number: 2020-176

PUBLIC COMMENT: (For Item Not on the Agenda): During COVID 19 Virtual City Council Meetings, members of the public may submit written emails/comments for items not on the agenda either by email as a public record or by public comment during the public comment period of the virtual City Council meeting. At this time, a member of the public, when recognized by the Mayor, may speak for up to three minutes on the entire consent calendar and/or request at that time that an agenda item or items be removed for discussion. All written emails/comments will be provided to the entire City Council as a public record but will not be read into the minutes at the City Council meeting. Written emails/comments should be received by 5:00 pm of the Council Meeting Date for submission to the entire City Council prior to the meeting and will be included as a part of the record of the meeting. Please submit your comments via email for this meeting to mgourley@cityofsebastopol.org. Under State Law, unless otherwise permitted under the Ralph M. Brown Act, the merits of the matters presented under this item cannot be discussed or acted upon by the City Council at this time. For items appearing on the agenda, the public will be invited to make comments at the time the item comes up for Council consideration. Please review procedures on how to make live public comment during a city council meeting.

A copy of the emails submitted prior to the City Council meeting have been made a part of the public record. A list of emails received are as follows and were made available to the City Council as well as

placed on the city web site from the following persons listed below. Please note that emails sent directly to the City Council and not copied to City staff are not a part of the list below.

Public Comment Received for Agenda Item (County Presentation/Sebastopol Inn)

1. Rick Brody
2. Gia Baiocchi
3. Sally Hurd
4. Bart Levine
5. Walter Muelken
6. Kate Haug
7. Jo Braden
8. Allan Cone
9. Lee Mathias
10. B Tarleton
11. Valeri Marshall
12. Carmen Ferraz
13. Kathy Schwartz
14. Charlette Epifanio
15. Gail Matteri
16. Melissa
17. Heidi Doughty
18. Mary Helen Franze
19. Eloise Van Tassel
20. Dena Allen
21. Debra Capria
22. Adrienne Lauby
23. Karimeh Shehadeh
24. Marie Capria and Tina Bushman
25. Sebastopol Downtown Association
26. Carol Capria
27. Liz and Al Finn
28. Quenby Dolgushkin
29. JG Switzer
30. Paul Fritz
31. Barbara Lee
32. Sandy Tate
33. Todd Swindell
34. Elizabeth R
35. Jisho Warner and Joan Lennox
36. Christopher Bowers
37. Julie Wall
38. Judy Morgan
39. Maren Hjul
40. Annette Lille
41. Renee Johnson
42. Shirley Spriggs
43. Susan McDonough and Warren Mar

44. Robert Harkavy & Annella Dalrymple
45. Ralph Wholey and Annette Lille
46. Barbara Renzullo
47. Eleanor Fouty
48. Royelyn Wootten
49. Peggy Porter
50. Laurie Meade
51. John Leech
52. Petition – Sebastopol Downtown Association
53. Jill McLewis
54. David Gambill
55. Clara Else
56. John Mutz
57. Tim Holt
58. Heather Mutz
59. Sunrise Analy High School
60. Angela Ford
61. Leila Rand
62. Woody Hastings

ADJOURNMENT OF REGULAR MEETING:

Mayor Slayter adjourned the meeting at 10:28 pm.

ADJOURNMENT OF REGULAR MEETING:

- This meeting was adjourned to the City Council Special Meeting/Study Session of August 12, 2020 at 6:00 pm (VIRTUAL ZOOM PLATFORM).
- Following the Special Meeting of August 12th, the Next Regularly Scheduled City Council Meeting is scheduled for September 1, 2020 at 6:00 pm. (VIRTUAL ZOOM PLATFORM)

The Regular City Council Meeting of August 18, 2020 has been cancelled.

Respectfully Submitted:

Mary C. Gourley
Assistant City Manager/City Clerk, MMC