

From: Reed Schwartz <reed@yimbylaw.org>
Sent: Tuesday, November 1, 2022 12:42 PM
To: Planning <planning@healdsburg.gov>
Subject: Letter of Conditional Support - 3 Healdsburg Avenue

Hi,

Attached is a letter of conditional support for the project at 3 Healdsburg Ave, up today at the planning commission.

Thanks,

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Reed Schwartz
YIMBY Law Intern
Wesleyan University '24



11/1/2022

Healdsburg Planning Commission
401 Grove Street
Healdsburg, CA 95448

planning@ci.healdsburg.ca.us
Via Email

Re: 3 Healdsburg Avenue
088-170-003

Dear Healdsburg Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project will consist of a 30 units apartment building, with two units deed-restricted affordable for Very Low Income households and 12 restricted for Middle Income households.

We note that this project also includes demolition of five detached rental units. SB 330 and SB 8 stipulate that tenant-occupied units be replaced with deed-restricted affordable units and tenants offered a right of return and relocation assistance. While we support the project, that support is conditional on the City and developer following state law, which is not evidenced by the staff report; there is no mention of deed-restricting replacement units. Healdsburg must follow all relevant laws including the tenant protecting demolition controls of SB-330 and SB-8 when approving housing projects.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal

action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style with a prominent flourish at the end of the name.

Sonja Trauss
Executive Director
YIMBY Law