



July 31, 2024

Kasandra Bowen  
Clerk, Sonoma County Local Agency Formation Commission  
111 Santa Rosa Avenue, Suite 240  
Santa Rosa, CA 95404

**RE: Wednesday, August 7th County Commission Hearing on the Lance Drive Housing Development (SUPPORT)**

Dear Kasandra,

Santa Rosa YIMBY is an all-volunteer association of Santa Rosa residents dedicated to saying "Yes-in-my-backyard" to new housing to help build Santa Rosa into an affordable, vibrant, and low-carbon city for all.

On January 14, 2020, the Santa Rosa City Council adopted a Climate Emergency Resolution with the goal of achieving carbon neutrality by 2030. In 2023, the city's Housing Element was certified by the California Department of Housing and Community Development, making the city legally responsible for allowing the construction of at least 4,685 housing units between then and 2031. To achieve its housing and climate goals, Santa Rosa's draft updated General Plan focuses on reducing vehicle miles travelled (VMT) by prioritizing new housing development be located near existing transit and shopping amenities.

The proposed Lance Drive Housing Development would provide 672 apartment units and 100 single family homes, and 4,800 square feet of retail and plaza space less than 1,000 feet from the North Santa Rosa SMART station and just one half-mile from the Coddington Mall. It's hard to imagine a project more consistent with Santa Rosa's housing and climate goals than this one.

The Lance Drive Housing Development is one of the best opportunities for Santa Rosa to build the kinds of vibrant and resilient communities demanded by the city's own planning goals.

Thank you for considering our views.

Sincerely,

Adrian Covert  
Local Lead  
Santa Rosa YIMBY