

**From:** Jennifer Palladini <[jennifer.palladini@gmail.com](mailto:jennifer.palladini@gmail.com)>  
**Subject:** Mockingbird Lane Community  
**Date:** January 25, 2019 at 8:44:08 AM PST  
**To:** [planningcommission@sonomacity.org](mailto:planningcommission@sonomacity.org)

Dear Members of the Planning Commission,

I am writing in regards to the Mockingbird Lane Community development proposal which I have been following and just read about again in the IT. I want to express my concerns that this proposal does not do enough to address the need for housing that working people can afford. We have limited space within the City left for infill development projects - each one is a critical opportunity to build housing that we actually need, and not more houses for 2nd or 3rd homeowners that will sit empty for much of the time, or for people commuting to high-paying jobs in the San Francisco or Marin.

It is my understanding that the zoning for this project is for "middle income" households, but the vast majority of the proposed homes are market rate housing, which in Sonoma is far from something a middle income family could afford. I agree with the sentiment expressed by David Eicher that "market rate housing is not work force housing." Maybe in some communities this is true, but it is not true in Sonoma and we cannot pretend that this is the case.

Regarding ADUs, I support the concept of ADUs as one way to help address housing shortages, and when used as rentals they can provide much needed revenue for struggling homeowners, but given the high cost of these ADUs, they will almost certainly be used as guest houses, not rentals. They could be eliminated to increase the density to the 22 units allowed, with more of these units priced affordably.

Nearly half of the homes on my street, homes that once housed working-class families, are unoccupied during the week, serving as weekend retreats for wealthy couples from San Francisco. Sonoma does not suffer for a lack of expensive housing for weekenders or commuters. We lack in housing for people who work here - teachers, nurses, doctors, service professionals, ... I urge the Planning Commission to do all it can within its scope to shape the proposal into one that better aligns with the needs of our community.

Thank you for your service to our community.

Sincerely,  
Jennifer Palladini