

**HEARN VETERANS VILLAGE
FREQUENTLY ASKED QUESTIONS**

PROJECT PLANNING

Q. How does this project meet the extremely low-density limits that were applied through the annexation process?

A. Per the City's zoning code, the RR-20 Zoning District (extremely low density) allows 1 dwelling unit, plus 1 second unit on a lot with a minimum gross area of 20,000 sf. Accordingly, CHSC has applied for a Minor Subdivision to subdivide the vacant land into 4 lots, each with a minimum gross area of 20,000 sf.

On each lot, CHSC will build 1 dwelling unit, plus 1 second unit, as the code allows and in keeping with the density standard of the RR-20 Zoning District designation.

Q. Will the City require new curb/gutter/sidewalk improvements?

A. As a part of the process for annexing the West Hearn Avenue area into the City of Santa Rosa, the residents fought hard to keep the character of the neighborhood. In keeping with the Rural Heritage designation, the City will not require any street improvements and we will not be constructing curbs, gutters, or sidewalks.

PARKING

Q. How will you add parking if your parking plan is insufficient?

A. The City requires four parking spaces for each building lot. Per City requirements, CHSC must provide at least 16 spaces. CHSC originally proposed 18 spaces. The current parking plan goes beyond the City's guidelines and accommodates 22 parking spaces. This is appropriate for the veteran population where the majority will not have cars.

CHSC has designed the site to have a village feel, with a central promenade for site access and parking spaces provided along Park Meadow Drive. Park Meadow Drive

will not be a through street and the existing bollards on the side of the Northpoint neighborhood will remain, per fire code.

CHSC understands that West Hearn and Northpoint neighbors are accustomed to using Park Meadow Drive as a walking passthrough connector between the neighborhoods. CHSC will provide a paved 4'-wide path to the west of the parking area so neighbors can continue to walk between neighborhoods without encountering moving cars.

WETLANDS

Wetlands System

The two wetlands on the site are not connected to the larger mitigation bank to the north and west. Those wetlands are higher in elevation and sloped away from the project area. The wetlands on the site will be fenced off with a 20-foot buffer zone and kept as an amenity.

Q. Since only 10% of vernal pool wetlands remain in Sonoma County, why is this project allowed to develop on this land?

A. The wetlands will be fenced off with a 20-foot buffer zone and kept as an amenity. Based on the vegetation composition, the project biologists have determined that a 20-foot buffer is sufficient.

As the biologists noted in their Biological Resource Assessment, starting in the 1990s with the Vernal Pool Task Force which then developed into the Santa Rosa Plain Conservation Strategy Plan (2005), there has been an effort between business, local cities and the county, and state and federal agencies to provide a plan that allows for development of some areas while preserving other areas to benefit the CTS and the listed vernal pool plants. In addition, the U.S. Fish & Wildlife Service issued a Programmatic Biological Opinion that provides for how these species will be mitigated when there is development. The mitigation ratios are based on the regulatory agency guidelines and documents and follow all the protocols set up by these agencies.

Q. How does a property with not only one, but two beautiful and naturally occurring vernal pools and the host of species dependent on them for survival co-exist, supporting each other?

A. The wetlands on the site are not actual vernal pools that meet criteria of soils, hydrology, and plants. The two small seasonal wetland areas that were mapped for the project area are dominated by mostly non-native plants and plants that are not associated with vernal pools. The dominant plant species observed was common lippia (*Phyla nodiflora*) which is a facultative wetland (FACW) plant species and not associated with vernal pools. The wetland in the northwest corner also has a lot of creeping wildrye (*Elymus triticoides*), a FAC species, and a native grass species, but not a vernal pool plant. Both areas are marginal wetlands and were mostly dry during the 2020 surveys. No special status plants were noted during the 2020 surveys. The plant species that occur are not typically associated with vernal pools so it is unlikely that any of the listed vernal pool species would occur on site. The wetlands will be avoided and have a 20-foot buffer, which will provide an adequate watershed to maintain the hydrology for the wetlands to continue to function.

The surveys were timed to be at the flowering period for the three federal and state listed vernal pool plants and followed the survey protocols set by the California Department of Fish & Wildlife (CDFW) and the U.S. Fish & Wildlife Service (USFWS). This was corroborated by a site visit to a reference site, as required by USFWS protocols. At least one or more of the listed species was observed at the reference site on the day of the survey which establishes a level of credibility and insurance that there will not be a false negative survey. Reference sites are not available for all special status plant species but the timing of the surveys was designed to encompass the flowering period for all potential special status plants. The 2019 to 2020 rainfall season was well below average and considered a drought year. All three of the listed vernal pool plants were observed at the Alton Preserve official reference site on the date of the Hearn site survey so if the plants had the potential to be present at Hearn they should have been observed. As mentioned previously, the wetlands mapped for the site are marginal and do not support other associated vernal pool plants. The wetlands on site are considered to be marginal habitat for any of the listed or special status plants known to occur on the Santa Rosa Plain.

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The project area is within a highly urbanized environment. The surrounding area is either developed as sidewalk, streets, or housing with landscaped yards. The project area is mowed by the property owners in the late spring for fire control. There was no evidence of herbicide use. The vegetation is predominantly non-native species that are common and have mostly naturalized in the landscape. Native species such as oaks, native grasses and a few native forbs were also observed. The site conditions observed during the 2020 survey were the normal conditions for the site.

The project site is located southeast of the North Point Mitigation Site and east of the FEMA Mitigation Site. The FEMA Mitigation Site is known to support one or more of the listed vernal pool plants. The project site itself is located within an area identified as County Service Islands (USFWS 2005). Although the project site is located near these mitigation sites and known populations of listed plants, the property itself is within a developed and urban area with limited opportunity for seeds from these sources to drift into the site.

Wildlife (CTS) Movement Corridor

The proposed development will not impede movement of CTS through the area because the entire site will not be developed. Unlike the Park Meadow Drive development, there will be undeveloped lands between the proposed housing and only low, split-rail fencing is proposed. During the winter rains the animals can move around the houses and get to the ponds in the west and southwest.

Q. Do Native Oaks, Tiger Salamander, Meadowfoam, clarkia species, actively nesting Western Kites, Hawks and Owls of all kinds exist in this area? Will they be disrupted, and will habitat be destroyed?

A. Rare plant surveys did not reveal any rare plants on the property. The existing oaks on the property will not be removed. Habitat for tiger salamander will be purchased at a mitigation bank that is Federal and State owned and is allowable under FESA and CESA. The tall harding grass on the property likely does not provide foraging habitat for white-tailed kites, as the birds would not be able to see the small mammals that they hunt.

Q. Does the proposed site plan address ORD-2020-003 requirements such as Creekside development, setbacks and Design Guidelines for Riparian Corridors and Storm Drainage?

A. These requirements do not apply as aerial mapping does not show a riparian corridor in this portion of Hearn Avenue. Even in 1993, Roseland Creek was channelized in the 1950's and moved north 992 feet and is now located on the northside of the Park Meadow Drive development. Roseland Creek is not located on Park Meadow Avenue.

TENANT SELECTION

Q. How will residents be screened for selection to live at Hearn Veterans Village?

A. The funding for this project is for permanent housing. The VA and Sonoma County Coordinated Entry screen potential tenants using a vulnerability index. They will send a list of potential veterans to our property manager, Eugene Burger Management Corporation (EBMC). EBMC will review veteran income qualification information and will conduct a criminal background check. No sex offenders or violent felons will be allowed. After EBMC has screened potential tenants, Nation's Finest, our service provider, will screen potential veterans for suitability to live at Hearn Veterans Village.

Q. Will you allow felons or anyone with a criminal record to live at Hearn Avenue?

A. Veterans with nonviolent felonies will be allowed to live at Hearn Veterans Village and will be offered case management and other supportive services to live successfully. No sex offenders or violent felons will be allowed to live at Hearn Veterans Village.

SECURITY

Q. Will there be security onsite during the day and night?

A. Yes. Per standard best practices in property management, there will be security cameras on-site that are reviewed regularly by the on-site Property Manager and the Peer Managers, and there will be six security sweeps per night.

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These are security best practices for all rental properties, be they market-rate or supportive housing, as they provide for the safety and protection of the tenants.

Q. Who will watch the camera footage?

A. The on-site Property Manager and the Peer Managers will review camera footage daily.

Q. Where will the cameras be, and will they face other neighboring houses or off the property?

A. Cameras will be placed throughout the village on the property's houses and ADUs. These cameras are for tenant safety and will not be focused on the houses/streets of the surrounding neighborhood, only on common areas throughout the village.

Q. How often have the police been called to Hearn House in the last 5 years?

A. 41 calls over 5 years; average of just over 8 calls per year.

Q. And what were they called for?

2020: 9 calls – do not have call details - asking City of Santa Rosa for details

2019: 5 calls – do not have call details - asking the City of Santa Rosa for details

2018: 1 call – vehicle repossession

2017: 8 calls –

3 medical

1 missing person at risk report

1 disturbance

1 trespass

1 911 disconnect

1 530.5 identity theft report

2016: 12 calls –

4 medical

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2 disturbances
1 violation of court order
1 suspicious circumstance report
1 information
1 agency assist

2015: 6 calls –

1 medical
1 911 disconnect
2 fraud reports
1 agency assist
1 law/fire/ambulance related event

SUPPORT SERVICES

Q. Will there be social workers or counselors onsite 24 / 7?

A. Yes, a Property Manager and four Peer Managers will live on-site full time. Two Case Managers will visit tenants regularly. The Property Manager and Peer Managers will be in close communication with Case Managers and will be able to alert them to emergencies that occur after hours or on weekends.

Q. Will the homes be designated drug and alcohol free?

A. Hearn Veterans Village will provide independent living for permanent housing. Each veteran will have a lease and is expected to abide by the law. If a tenant is found to be engaging in illegal activity or taking illegal drugs, the Operations Team (property management, service provision and ownership) will take the necessary steps to address all lease violations including contacting law enforcement and/or our legal team to initiate eviction.

Q. Will you keep the residents from walking around on Hearn Avenue?

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A. The veterans who choose to live at Hearn Veterans Village will be living in permanent housing. Just like any other people who live in houses on Hearn Avenue, they will enjoy the ability to walk, ride bikes, and enjoy other recreation.

FINANCING

Q. Who is paying for the construction and tenants to live there?

A. The major funding for Hearn Veterans Village will be provided by the State of California Department of Housing and Community Development (HCD) Veterans Housing and Homelessness Prevention (VHHP) program. The Housing Authority of the City of Santa Rosa and the Affordable Housing Program (AHP) of the Federal Home Loan Bank of San Francisco will provide the balance of project financing.

Tenants will have leases and will pay rent that does not exceed 30% of their income. As part of project financing, the owner will obtain subsidy to cover operational costs that the tenant rents do not cover.

Q. Who will be the point of contact during construction?

A. Barbara L. Towner, project manager, Paula Cook, Executive Director, and the General Contractor once selected. Contact information for these points of contact will be provided to the neighborhood along with construction hours prior to construction commencing.

Q. Who will be the point of contact after construction?

A. Paula Cook, Executive Director; Gabrielle Baum, EBMC Property Management Director; Chris Cabral, Nation's Finest Chief Administration Officer.

Q. What is the earliest date there will be construction workers onsite?

A. Construction is scheduled to begin in June of 2022, which is the earliest date that there will be construction workers on-site.

LEASE ENFORCEMENT

Q. Is there a list of offenses that will result in automatic eviction?

A. We follow all California property management law and fair housing laws.

We will evict tenants for lease violations such as drug dealing, assault, unlawful occupancy, or disturbing the peace, for example.

We work with tenants on corrective action plans for minor lease violations such as non-payment of rent, housekeeping issues that are unsanitary or impact unit safety, or unauthorized pets.

Q. What are the rules the tenants must follow?

A. Each tenant will sign a lease that includes standard lease provisions. Community Rules will guide use of the common areas in the community and every resident will sign acknowledgement of understanding the lease and Community Rules.

Q. How long can a guest visit and what are the visiting hours?

A. With approval, a guest might be able to stay up to 7 days. Each house will be structured to include a Tenant Council and a Peer Manager. The Property Manager will supervise the Peer Managers. Tenants will work cooperatively to uphold their Tenant Council rules around visitor hours and length of visits. Tenants are always responsible for a guest, including guest actions, and can be evicted for a guest's bad behavior.

Q. Can we get in writing that there will be a maximum of 32 people and no more?

A. The VHHP program funding includes regulatory restrictions that govern occupancy, which will restrict occupancy to a maximum of 32 people living on-site. The regulatory agreement will be recorded in the Records of the County of Sonoma.

Q. Can we confirm this will be permanent housing and not transitional?

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A. The VHHP program funding will include regulatory restrictions that govern the housing type which will restrict Hearn Veterans Village to permanent housing. The regulatory agreement will be recorded in the Records of the County of Sonoma.

Q. Will we build a second fence on our property line against the Northpoint neighbors?

A. CHSC would prefer to build a new fence along the property line with trellis to achieve greater screening and privacy for the Hearn Veterans Village residents.