

SAGGIO HILLS AFFORDABLE HOUSING PROJECT NARRATIVE

Project History

In October 2020, the City of Healdsburg (City) issued a Request for Qualifications (RFQ) seeking proposals to design and develop an affordable housing project at the Saggio Hills site with the intent of identifying the most vision-driven, well-qualified team to enter into a collaborative public-private partnership with the City. The City received four responses to the RFQ and, after careful consideration, selected the proposal by the development team led by Freebird Development Company, LLC (Freebird). Freebird and the City executed an Exclusive Negotiating Agreement in February 2021. The project will be a model for inclusive housing in harmony with nature and neighborhood.

Project Objectives

- To create an environmentally sensitive project that honors the site's history, implements best practices for development in the wildland urban interface (WUI), retains and enhances major ecological site features, and adheres to the City's development standards, design guidelines, and the Saggio Hills Area Plan.
- To create inclusive, service-enriched housing that helps meet the goals and objectives of the City's Housing Action Plan and Housing Element by increasing the quantity, quality, and variety of deed-restricted housing affordable to households with a broad range of incomes and family sizes.
- To enhance the experience of living in the neighborhood for new and established neighbors alike.

Project Description

Saggio Hills is the development of an inclusive mixed-income and mixed-tenure (rental and for-sale) community nestled on 12 acres to the northeast of the Parkland Farms community in the rolling hills of Healdsburg, California. Of the total 110 residential units, 82 are rental, 10 are for-sale, and an additional 18 can be either rental or for-sale. All rental units will be deed restricted for use by households at income tiers between 30% – 80% of area median income (AMI). For-sale townhomes will be deed restricted to households up to 120% AMI. 10% of the rental units will be reserved for people with intellectual and developmental disabilities. The project will include a variety of housing types and unit sizes, all scaled and designed appropriately within the context of the development's beautiful natural setting to create a wonderful place for residents to live and to enhance the larger community.

Indoor amenities will include a central community building with a community room and property management offices, and complement outdoor amenities including community gardens/farm, picnic areas, playgrounds, plazas, pedestrian and bike paths, and hiking trails connecting to the broader trail network. The project will be all electric and include many sustainability features including photovoltaics, low flow plumbing fixtures, energy efficient lighting, and potential laundry-to-landscape greywater system. Parking is provided at a ratio of one space for every studio and one-bedroom unit and two spaces for every two- and three-bedroom unit.

More specifically, the project consists of:

- **NE portion north of Foss Creek** – An open space area that will be preserved as an outdoor amenity including possibly community gardens, picnic area, and/or small farm. Given topography, creek setback, and limited access off a private road, this portion of the site is not developable at densities that would support the associated costs.
- **East portion south of Foss Creek** – A one-story community building with a community room and property management offices, plus associated parking, playground, outdoor plaza, and connectivity to multi-use trail and soft trail network on central knoll, a major site feature retained by the development.
- **SE portion south of knoll** – A collection of four, three-story walk-up rental buildings (accessed by exterior stairs) with stacked flats totaling 42 units with associated parking. The buildings are anticipated to be Type VA fully sprinklered buildings. The driveway to the parking area will also provide access to the future City-owned parking lot and facilities serving the Healdsburg Ridge Open Space Preserve.
- **SW portion backing onto Palomino Court** – Ten for-sale units in Type VB fully sprinklered duplex-type two-story, 3-bedroom townhouse buildings. One of the townhomes has a ground floor bedroom and bathroom for an added accessibility option.
- **West portion across from knoll** – An elevator-served rental building with stacked flats and associated parking. Circulation throughout the building is primarily interior, with rated exit enclosures. The building totals 40 units in a Type VA fully sprinklered building. The building has two wings—a two-story wing and a three-story wing connected by an exterior breezeway providing views to the hill behind.
- **NW portion north of Foss Creek** – A collection of two, three-story walk-up buildings (accessed by exterior stairs) with stacked flats totaling 18 units with associated parking. The buildings are anticipated to be Type VA fully sprinklered buildings. The buildings in this area have been designed with flexibility to be either for-sale or rental units depending on the demand for and financial feasibility of a moderate-income for-sale condo product.

Development Team

The project is being developed by a partnership between Freebird and its non-profit partner, Jamboree Housing Corporation. North Bay Housing Coalition will provide supportive services to the residents with intellectual and developmental disabilities and Jamboree will provide general social services to all building residents. The John Stewart Company will be property manager. Key design team members include Mithun as architect/landscape architect, Carlile Macy as civil engineer, and Biohabitats as ecological consultant.

Community Engagement

We hosted our first developer-led community meeting in June 2021 with approximately 50 people in attendance. Direct mailings went out to over 350 addresses in the Parkland Farms neighborhood and neighboring developments. Corazon Healdsburg assisted in outreach through door knocking and word-

of-mouth. The City also publicized the meeting through their social media channels including the City Manager's Update and Facebook page.

Our second community meeting was held in August 2021 with approximately 70 people in attendance. Direct mailings and email invitations went out to people who attended the first meeting or had otherwise expressed interest in the project. Like the first meeting, Corazon Healdsburg assisted with outreach and the City publicized the meeting through its social media channels.

We have also held two focus group meetings with four neighbors whose homes immediately back onto the site on Palomino Court.

Information from the first two community meetings, including a form to provide feedback, is publicly available on our web site at:

<https://www.freebirddevelopment.com/saggio-hills-community-engagement>

People representing many varied interests have attended our community meetings—everything from “do not develop the site at all” to “level the knoll and build 150 units”. The most widely expressed concerns include: 1) water availability; 2) height; and 3) parking. The Palomino Court neighbors have also expressed concerns about potential light pollution and construction impacts including noise and air quality. Several participants at our second community meeting requested additional for-sale units and fewer rental units.

Anticipated Development Schedule

We anticipate applying for entitlements including environmental review in Fall 2021 with a construction start in 2023 and completion in late 2024/early 2025.