



S O M O

SONOMA MOUNTAIN VILLAGE

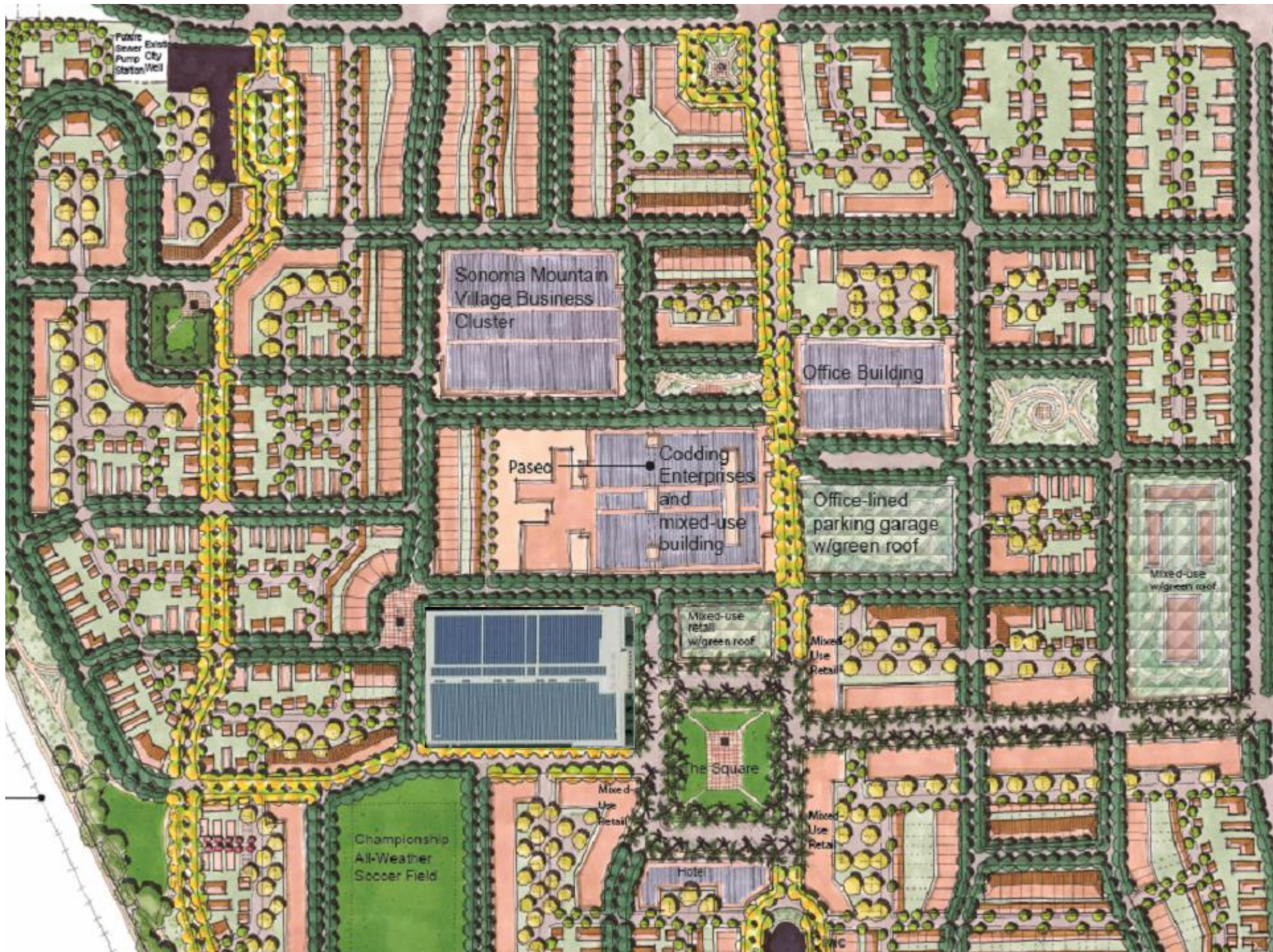
ACCOUNTABLE
DEVELOPMENT
COALITION

Accountable Development Coalition “ADC”

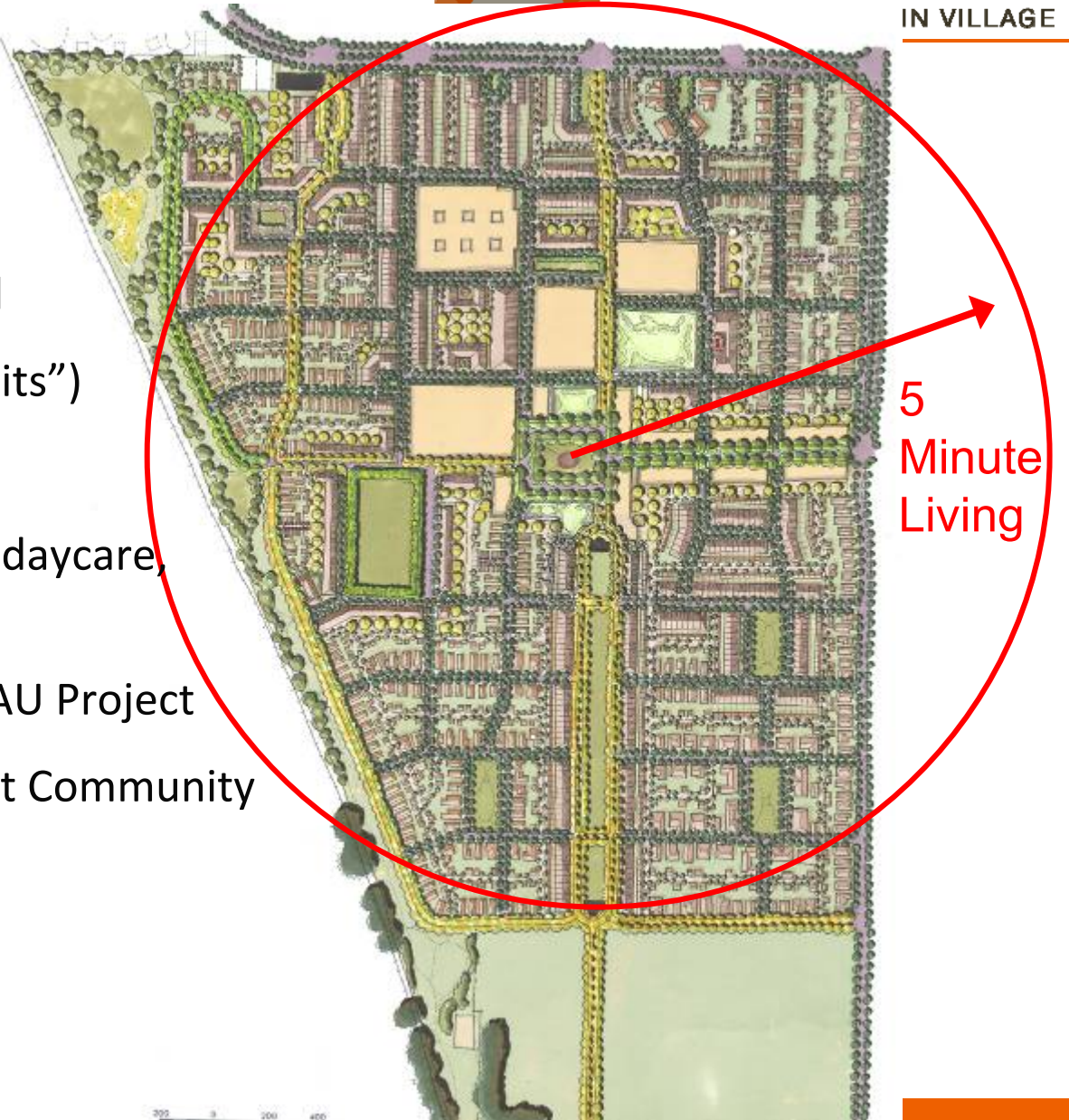
- Sonoma County Conservation Action “SCCA”
- Sonoma, Lake & Mendocino Counties Building Construction Trades Council
- Sonoma County Asthma Coalition
- Sonoma County Housing Advocacy Group
- North Bay Labor Council
- IBEW
- Sonoma County Transportation & Land Use Coalition
- Sonoma County Young Democrats
- Community Housing Sonoma County
- New Economy Working Solutions

Codding Enterprises

- In Business since 1930's
- Homebuilder, Commercial Developer (Montgomery Village, Coddington, Merced Mall)
- Property Manager
- Codding Foundation
- Sonoma Mountain Business Cluster
- Community Fuels
- Codding Steel Frame Solutions
- Sonoma Mountain Village



- 200-acre redevelopment
- Mixed-use, pedestrian oriented
- 1694 homes (+ 198 “Granny Units”)
- 825,000 sq. ft. commercial
- Office, light industrial, grocery, daycare, restaurants, retail
- 66% reduction in GHG’s over BAU Project
- Endorsed as the first One Planet Community in North America



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ONE
PLANET
COMMUNITIES





BioRegional

1. Zero Carbon
2. Zero Waste
3. Sustainable Transport
4. Local & Sustainable Materials
5. Local and Sustainable Food
6. Sustainable Water
7. Natural Habitats and Wildlife
8. Culture and Heritage
9. Equity and Fair Trade
10. Health and Happiness

Community Benefits Agreement

To extend the benefits of the
project to the surrounding
Community

Community Benefits Agreement

Environmental

Green Building Standards

- ▶ Comply with Rohnert Park Green Building Ordinance.
- ▶ Residential construction will be at 130 point level of Build it Green Guidelines.

Land Use

- ▶ Community Gardens, landscaping will include fruit trees, habitat for bees and other pollinators.
- ▶ Community Parks will be within a two minute walk of every residence on site.
- ▶ A ‘no spray’ policy for non –organic pesticides and herbicides.

Water use

- ▶ Developer will not increase total municipal water consumption of the site above its present allocation.
- ▶ Developer agreement not to uncap on-site well or increase groundwater drafting.
- ▶ Developer will work with City, Community and ADC to successfully implement its sustainable water plan.

Community Benefits Agreement

Labor Standards

- No Project Labor Agreement
- Pay Union equivalent wages & benefit package for the following trades:
 - ▶ Carpenters
 - ▶ IBEW
 - ▶ Operative Plasters & Cement Masons
 - ▶ Operating Engineers
 - ▶ Sheet Metal Workers
 - ▶ Elevator Constructors
- Commercial Construction Only
- Open to Union and Non-Union contractors



Community Benefits Agreement

Affordable Housing

Developer has agreed to dedicate sufficient land for the construction of 254 units at no cost to one or more affordable housing developers.

- ▶ The land dedication commitment will be for affordable housing developer to build all 254 units at or below 80% AMI. At least a third of the units will be available at 50% AMI.

Developer will strive to provide an additional 254 units for sale or rent between 80-120 AMI.

- ▶ One third of the “Granny Units” will count toward the second 254 unit commitment.

Community Benefits Agreement

Union Neutrality

- ▶ Significant component of One Planet Communities is social equity and fair trade.
- ▶ The freedom of association, and right to organize are expressly recognized and promoted by providing copies of this agreement to all tenants.

First Source Hiring

- ▶ Promote hiring of local residents by business tenants and developer through the development of an on-line job bank.

Responsible Contractor Provision

- ▶ Prior to engaging Contractors a screening for labor law violations and OSHA violations will be conducted.

Reduction of Vehicle Miles Traveled (VMT)

- ▶ Commitments to encourage and promote walking and biking within development.
- ▶ Establish a shuttle service to connect SMV, SSU & Public Transportation.

Community Benefits Agreement

Living Wage

- ▶ Developer will pay a living wage to its employees working at SMV.

Voluntary employee/employer benefit association

- ▶ Voluntary 10 cent per hour contribution from employers on site to be used to enhance the standard of living for residents, tenants, and visitors to the development.

One Planet Living Center

- ▶ Community meeting space for non profits, homeowner associations, unions, community groups, student associations.
- ▶ Child care services will be offered.

Seniors and Disabled

- ▶ Residential Units will incorporate universal design principles whenever feasible.

Regional Impact

- ▶ The Developer will work with Rohnert Park, Cotati, regarding development impacts understanding that CEQA legal process will be followed.
- ▶ Developer will work with regional transit authorities to coordinate shuttle, bus, train, and road, and trail transportation.

Community Benefits Agreement Coalition Responsibilities

- ▶ Letters of Support as appropriate.
- ▶ Attend Public Hearings.
- ▶ Canvassing Support.
- ▶ ADC will help facilitate and coordinate Developer organized public meetings.
- ▶ Media coordination.
- ▶ Meetings with Community organizations.
- ▶ Help identify affordable housing strategies and partners.
- ▶ Support Developers efforts with SMART Rail and other transit providers.
- ▶ New Tenant referrals and support.
- ▶ Coalition Events.

Community Benefits Agreement

Financial Support of ADC

- ▶ \$5000 one time contribution upon CBA signing.
- ▶ Developer agrees to defray ongoing cost of CBA administration with a \$6000 per year contribution upon ground breaking until build out. (Represents approximately 8% of ADC budget)
- ▶ Agreement that fractional support by Developer cannot compromise independent judgment of ADC regarding SMV or any other development.

Sustainability Implementation Committee

- ▶ Coalition and Developer will establish a working committee of representatives to work toward realization of the policies and programs described in the agreement.

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