



HOMES FOR SONOMA

www.homesforsonoma.org

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The week of October 9, 2017, fires destroyed 7,500 structures and 110,720 acres in Sonoma County. One in twenty homes were reduced to ash. By the end of the destruction, 15,000 people found themselves without a home.

Prior to the fires Sonoma County had a housing crisis. Now, as prices continue to rise and the housing market further tightens, many people can no longer afford to live here. The fabric of our community and our workforce are suffering. Homes for Sonoma and Burbank Housing, our fiscal sponsor, are focused on providing transitional housing solutions for the most vulnerable in our community. Our project is designed to serve the uninsured and underinsured renters, the low income community members consisting of elderly and working families, those who have lost both their homes and their jobs due to the devastation, and those who have lost housing due to the ripple effect in our local housing market.

OUR PLAN

Our ultimate goal is to build 400 homes in 2018. Our Pilot Project aims to build 40 homes in 90 days. The neighborhoods we plan to build will offer outdoor common areas, joint community space, and quality sustainable cottages. Each cottage is built with standard construction for permanent use, but can be moved and deconstructed for future locations. This means that materials for these plans can be purchased and built anywhere and shipped for assembly to multiple locations. Each cottage is designed with full size bedrooms and bathrooms, efficient modern kitchens, covered porches, and decks. We plan for the cottages to be fully furnished—each with a washer and dryer. We understand that the most vulnerable population has lost everything.

Gaining access to viable land will be the greatest challenge to our project. We have cultivated a potential partnership with the First United Methodist Church (FUMC), which has a 7.5 Acre site at 2150 Giffen Ave, Santa Rosa. We have completed initial planning, and are working out an MOU with FUMC. We have also identified multiple other locations throughout the county for potential use.

Our workforce will consist of expert volunteer builders from Rebuild Together Petaluma and other construction partners. We are partnering with Santa Rosa Junior College, 180 Studios, CTE Foundation of Sonoma County, and the North Coast Builders Exchange to train build teams for the future.

OUR STORY

One week after the fires everyone on our team was looking for a way to help our friends, families, and neighbors. Homes for Sonoma is our solution. HFS was created by a local team of expert architects, builders, housing specialists, designers, engineers, and more.

180 Studios

AIA Redwood Empire
AXIA Architects
Bisbee Architecture & Design
Building Repair & Management, Inc.

Burbank Housing

CTE Foundation of Sonoma County
Fisher Town Design

Flight LLC

Jackson Family Wines
Korman Development, Inc.
Law Offices of Tina Wallis
MAD Architecture

North Coast Builders Exchange

Potluck Consulting
Project H Design

Quattrocchi Kwok Architects

Ranch 7 Creative
Rebuilding Together Petaluma
Revel
Santa Rosa Junior College
ShopBot Tools

Sonoma County Office of Education

Zeitgeist Sonoma

CREATING HOPE

People need solutions now. We have the team, our plan is in process—we now need funding. We are launching a \$10 million capital campaign which will fund our pilot community and get us well on our way to our ultimate goal of building 400 homes in 2018. Please help us in making a legacy commitment to Sonoma County and, most of all, providing hope for those who have suffered most from the devastating North Bay fires.

Homes for Sonoma Cottages



Pilot Community



Pilot Project Capital Costs

Scope	Cost	In-kind Donation
Site Grading and Paving Labor		\$100,000
Site Grading and Paving Materials and Equipment	\$100,000	
Site Utilities Labor		\$300,000
Site Utilities Materials and Equipment	\$150,000	
Utility Connection Fees	\$100,000	
Volunteer Built Cottage Materials	\$700,000	
Volunteer Built Construction Labor	\$300,000	\$1,200,000
Volunteer Built Transport to Site	\$10,000	\$10,000
Shop and Warehouse Space	\$25,000	\$25,000
Purchased Cottages	\$2,800,000	
Furniture and Fixtures	\$500,000	
Design and Project Management	\$50,000	\$550,000
Total	\$4,375,000	\$2,085,000

Pilot Project Operational Costs

Scope	Cost	In-kind Donation
Management, oversight, salaries	\$140,000	
Management expenses	\$10,000	
Marketing, advertising, communication, digital media	\$100,000	\$50,000
Total	\$150,000	\$50,000