WE ARE GEN H



Candidate Questionnaire

Rohnert Park

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Generation Housing envisions vibrant communities where everyone has a place to call home and can contribute to an equitable, healthy, and resilient North Bay. That vision is realized through the actions of our elected and appointed leaders across all ten jurisdictions of Sonoma County. Housing is top of mind for every leader, every sector, every community member that calls Sonoma County home.

This questionnaire is designed to offer Sonoma County residents an opportunity to hear from their candidates directly about their vision for the future of housing.

All candidates were given equal opportunity to respond to the questionnaire—inclusion in the questionnaire should not be considered as an endorsement by Generation Housing. This is meant to be an educational resource to residents and voters of Sonoma County.

About Generation Housing

Since January 2020, Generation Housing has built a reputable library of housing resources read and shared by elected officials, government staff, C-suite executives and community members of a diverse audience. Candidate responses will be shared on our social media channels, our website and mailing list of over 5,000 contacts.

Generation Housing does not endorse candidates running for office. This document will be an educational resource for voters and all answers shared irrespective of the candidate.

Learn more

City Council District 2

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What role do you believe local government should play in meeting its RHNA requirements, and do you think it should stretch beyond RHNA to grow a true "housing continuum," which means diverse housing opportunities across income levels to serve our community members as their housing and family needs and assets change over time?

Local government should meet RHNA requirements, but RHNA should be the floor, not the ceiling. We should support a housing continuum that gives people options as their lives change from first apartments and starter homes to family housing, workforce housing and options for seniors. That means planning for diverse housing types and affordability levels, removing unnecessary barriers to development, and ensuring new growth is supported by the infrastructure and services residents need.

Cities must meet RHNA, but local government has to hold developers accountable for deeply affordable units, not just 80% AMI that working families can't afford. Meeting baseline numbers is essential, but expanding beyond RHNA shouldn't be a blanket mandate. City Council must evaluate growth case by case alongside residents, ensuring water, roads, and services can handle it. A true housing continuum must be sustainable, intentional, and backed by infrastructure.

Local governments should fully meet and ideally exceed its RHNA requirements by planning for housing at all income levels. We should have a true housing continuum, from affordable and workforce housing to market-rate homes, senior housing, and options for families at different stages of life. Thoughtful growth can expand opportunity while preserving Rohnert Park's livability and sense of community.

How would you characterize the greatest set of challenges facing housing production? And what do you plan to do to help overcome these challenges?

High land, financing, labor and construction costs make housing difficult to build, while lengthy or unpredictable approval processes can add further cost. Local government cannot control every factor, but it can control its own processes. I would support clear standards, predictable and timely permitting, and reviewing fees and requirements that unnecessarily increase costs, while maintaining appropriate safety, infrastructure and community standards.

The greatest challenge is funding. California's Byzantine financing structure makes deeply affordable housing inherently reliant on public subsidies, while public opinion remains divided over funding them. Hard construction and material costs are unavoidable economic realities; without dedicated capital, projects stall. A close 2nd is community resistance. To overcome this, local government must streamline municipal permitting, aggressively chase regional grants and hold developers accountable.

The biggest challenges in my opinion are high construction costs, limited financing, tough processes, and infrastructure capacity. We still don't have enough housing. I would make permitting easier, support sensible zoning and infill development, pursue state and regional funding, and coordinate infrastructure investments with housing growth. We should make it easier to build the right kinds of homes while maintaining the right standards for safety, sustainability, and neighborhood quality.

City Council District 2

Michael DeSimone	Paul Carey	Linda Khoury Tams
Generation Housing's current initiative, Housing for Healthy Communities, is part of our effort to continue a move away from exclusionary zoning, and looks at two state laws, SB 10 and AB 1033, that we believe are perfect fits for the North Bay. SB 10 upzones to allow up to 10 units on all parcels within a half mile of transit hubs and infill parcels. AB 1033 allows the separate sale of ADUs as small homes through condoization. Both are great opportunities for increasing affordable-by-design homes as both rent and for-sale products, perfect for young families, middle income workforce, and seniors. Could we count on your support for adoption and/or implementation of these bills? Why or why not?		
Yes. I support creating more housing choices for people at different stages of life and income levels. Thoughtful infill near transit can make better use of existing infrastructure, while allowing ADUs to be sold separately can create smaller, potentially more attainable homeownership opportunities. I support using these tools where appropriate, with careful implementation that considers infrastructure, neighborhood context and long-term affordability.	Yes. I support both. SB 10 aligns directly with smart planning: targeting dense infill near transit hubs and central corridors while protecting established suburban neighborhoods. Cities must adapt to denser cores to meet housing needs sustainably. I also support AB 1033's condoization model for ADUs as an innovative path to affordable-by-design homeownership for young families and seniors, provided it remains strictly an opt-in choice for individual homeowners rather than a mandated city policy.	Yes. I support the goals of SB 10 and AB 1033 and would be open to their thoughtful implementation in Rohnert Park. Expanding housing choices near transit and allowing ADUs to become attainable for-sale homes can help young families, working residents, and seniors. I would work with residents, housing advocates, and local stakeholders to ensure these tools are implemented responsibly while expanding housing opportunity.
Streamlining housing development in the entitlement and permitting processes is a powerful tool in helping to attract developers and ensure the timely approval of projects and accelerate the overall production of housing. Do you support this call to action? Why or why not?		
Yes. A clear, predictable and timely permitting process can reduce unnecessary costs and help housing move from approval to construction. Streamlining should not mean eliminating appropriate review or community input. I support identifying redundant steps, setting clear expectations and timelines, and coordinating City review efficiently while maintaining safety, infrastructure, environmental and community standards.	Yes. I don't just support this; I want to lead it. Having navigated Rohnert Park's difficult permitting process firsthand for a home addition, I know the frustration, wasted time, and unnecessary costs created by bureaucratic drag. Streamlining residential entitlements is essential to attract builders and deliver housing faster. I will apply that same urgency to our economic development and commercial permitting, untangling Byzantine processes so local businesses can open and invest without red tape.	Yes. To help make things go quicker and to support streamlining the entitlement and permitting processes may help educe unnecessary delays, encourage housing development, and accelerate the production.

City Council District 2

Michael DeSimone	Paul Carey	Linda Khoury Tams
There is work being done on a Housing Revenue Measure to be put on the 2028 Ballot. Do you support this effort? What do you believe your role in that effort is?		
Yes. I support exploring a regional housing bond as a potential tool to increase affordable housing investment. My role would be to evaluate the final proposal carefully, advocate for Rohnert Park's needs, engage residents before decisions are made, and ensure any measure includes clear priorities, accountability and measurable outcomes. Ultimately, voters should have transparent information about the costs, benefits and how funds would be used.	Yes. I support the intent of dedicated funding for deeply affordable housing, which cannot be built without capital. However, any regional bond measure on the 2028 ballot must earn local support through strict taxpayer protections. I will evaluate a final proposal based on three criteria: guaranteed local returns for Sonoma County and Rohnert Park, legally binding oversight and audits, and ensuring property tax burdens do not worsen regional affordability for working homeowners and renters.	Yes. Depending on what the bond states, I can and be an active advocate for the Housing Bond Measure. Help educate the community about the need for additional housing resources and the benefits of the measure. I would work with community leaders, housing organizations, residents, while also advocating for transparency, fiscal responsibility, and clear accountability for how bond funds are used. I would listen to residents and make sure their needs and concerns are reflected in the process.
Housing is often listed as a top priority here in Sonoma County. What does it mean to you to govern in a way that is consistent with your priorities? For instance, are you prepared to make tough budgetary decisions consistent with that priority? If you have already held elected office, can you provide an example?		
Governing consistently means priorities must be reflected in both policy and budgeting. If housing is a priority, I am prepared to support investments that meaningfully expand housing opportunities, while balancing public safety, infrastructure and other essential services. I would evaluate spending based on measurable outcomes, pursue state and regional funding whenever possible, and ensure residents understand the tradeoffs behind difficult budget decisions.	Governing by priorities means acknowledging reality: our city faces a severe budget deficit, layoffs, and a depleted tax base. The tough budgetary decision isn't draining the General Fund or starving public safety, roads, and services to subsidize housing; that only increases strain on failing infrastructure. My focus is aggressive economic development to restore the businesses we've lost, rebuild municipal revenues, and create the financial solvency required to sustainably invest in housing.	Governing consistent with my priorities means aligning our budget, policies, and decisions with the needs of our community. If housing is a top priority, we must be willing to make difficult choices to invest in housing while maintaining fiscal responsibility. I would prioritize resources that expand affordable and workforce housing, streamline development, and help ensure that working families, seniors, and young people can afford to remain in Sonoma County.

City Council District 2

Michael DeSimone	Paul Carey	Linda Khoury Tams
Candidates were provided the opportunity to add any additional thoughts regarding housing. Substantive responses are provided here.		
Housing is personal for many families, including mine. My 83-year-old mother would like to move to Sonoma County to be closer to family, and I am helping her navigate the limited affordable housing options available to seniors on fixed incomes. That experience has reinforced for me that housing is about more than units, it is about allowing people to remain connected to family, community and support systems throughout every stage of life.	Housing insecurity isn't theoretical to me; in high school, my family was evicted and lived in a hotel while searching for a home. The shortage was hard in the 1990s, and decades of underbuilding made it worse. Rohnert Park needs diverse, deeply affordable housing to keep families here and strengthen our community. But progress demands economic realism: taxpayers are divided, funding is scarce, and someone must pay. We must bridge that divide with sound financing, not wishful thinking.	

City Council District 5*

Susan Hollingsworth Adams
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Mauricio Barreto
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What role do you believe local government should play in meeting its RHNA requirements, and do you think it should stretch beyond RHNA to grow a true "housing continuum," which means diverse housing opportunities across income levels to serve our community members as their housing and family needs and assets change over time?

As the current President of The Association Bay Area Governments, I believe the City of Rohnert Park has a responsibility to make every effort to meet our RHNA obligations. Currently, we are building housing for all levels.

Local government should meet RHNA through responsible zoning, faster approvals, infrastructure investment, and partnerships. It should go further by supporting affordable, workforce, senior, rental, and ownership options as residents' needs change.

How would you characterize the greatest set of challenges facing housing production? And what do you plan to do to help overcome these challenges?

The cost of building housing, especially low and very low income housing, is cost prohibitive. I am working with BAHFA to explore a Bay Area wide funding mechanism to address this issue.

Housing production is constrained by high land and construction costs, lengthy approvals, limited infrastructure, and community opposition. I will support efficient reviews, responsible zoning, public-private partnerships, and incentives for affordable and workforce housing.

Generation Housing's current initiative, Housing for Healthy Communities, is part of our effort to continue a move away from exclusionary zoning, and looks at two state laws, SB 10 and AB 1033, that we believe are perfect fits for the North Bay. SB 10 upzones to allow up to 10 units on all parcels within a half mile of transit hubs and infill parcels. AB 1033 allows the separate sale of ADUs as small homes through condoization. Both are great opportunities for increasing affordable-by-design homes as both rent and for-sale products, perfect for young families, middle income workforce, and seniors. Could we count on your support for adoption and/or implementation of these bills? Why or why not?

Yes. We can only build our way out of our housing crisis.

Yes. They can expand housing near transit, create attainable paths to homeownership, and help families, workers, and seniors remain in our community. Implementation must also consider infrastructure, safety, and neighborhood needs.

***Arlene Linder did not respond.**

City Council District 5

Susan Hollingsworth Adams	Mauricio Barreto
Streamlining housing development in the entitlement and permitting processes is a powerful tool in helping to attract developers and ensure the timely approval of projects and accelerate the overall production of housing. Do you support this call to action? Why or why not?	
Yes. Rohnert Park has made great strides in streamlining the entitlement and permitting process.	Yes. Streamlining permits can reduce delays and costs, attract responsible investment, and deliver housing faster. Efficiency should not weaken safety, environmental review, transparency, or community input.
There is work being done on a Housing Revenue Measure to be put on the 2028 Ballot. Do you support this effort? What do you believe your role in that effort is?	
Yes. As the President of ABAG, I will take an active leadership role in this effort.	Yes. I support exploring a housing bond, provided it is fiscally responsible, transparent, and delivers measurable local benefits. My role is to review the proposal carefully, seek community input, protect taxpayers, and ensure accountability while voters make the final decision.
Housing is often listed as a top priority here in Sonoma County. What does it mean to you to govern in a way that is consistent with your priorities? For instance, are you prepared to make tough budgetary decisions consistent with that priority? If you have already held elected office, can you provide an example?	
After 14 years on the RP Planning Commission and 8 years on the RP City Council, I have continually shown my ability to prioritize housing. I have personally voted to build over 4,000 housing units.	Governing consistently means matching priorities with action and responsible funding. I am prepared to make difficult budget decisions on housing while protecting public safety, essential services, and taxpayers. As a first-time candidate, I have no prior elected-office example.
Candidates were provided the opportunity to add any additional thoughts regarding housing. Substantive responses are provided here.	
	Housing policy must keep Sonoma County livable for the people who serve it, including teachers, first responders, healthcare workers, families, and seniors. We need housing near jobs and transit, homelessness solutions tied to services, and growth that respects infrastructure, wildfire safety, and neighborhood character.