



HOMES FOR
SONOMA

ANNUAL REPORT
2018

www.homesforsonoma.org

LETTER TO OUR COMMUNITY



Caroline Shaw
*Interim Executive Director
President of the Board*

Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed it's the only thing that ever has.

Margaret Mead's words speak volumes to the work that transpired for all of us connected to Homes for Sonoma. In fourteen months, we were the only organization to build and fund the first community of Sonoma Cottages housing residents impacted by the 2017 wildfires.

Our accomplishments and response to the challenges facing our community after the wildfires would not have been possible without you—our volunteers, partners and donors. Thank you for your commitment to making a difference in the lives of others. Your contributions have directly ensured that our neighbors not only have safe and secure housing but a quality of life they did not anticipate in the aftermath of one of California's largest natural disasters.

Within a year of one of California's largest wildfires, our team raised over \$2.5 million, built a small community and advocated to change local housing ordinances to assist in the disaster recovery.

As we reflect on the housing challenges our community still faces, our small group remains passionate about finding smart, affordable housing solutions. We stand ready to continue the work we started by becoming a non-profit organization dedicated to finding efficient, scalable housing solutions.

We are excited about the future and hope you will join us on our journey.

Best wishes,

Caroline Shaw



Homes for Sonoma started with a text,

Jeremy lost his home

This heartbreaking exchange was familiar to anyone living in Sonoma County the week of the 2017 wildfires. It was a time when information spread quickly between friends, coworkers and family. A time of overwhelming loss.

The tone quickly changed from devastation to action. One question emerged,

What can we do?

Friends quickly pulled in others who were looking to help. Within a week, 20 community leaders were sitting around a conference table at Quattrocchi Kwok Architects in Santa Rosa.

It would have been a beautiful, sunny day if not for the heavy smoke still in the air. The mood in the room was somber, but positive. Our group of designers, architects, and influencers met to discuss solutions. We wanted to do something to help our friends and family, and community, who had suffered great losses. And we felt strongly that housing was our community's most critical need.

Over the following weeks, a leading solution emerged: temporary modular housing. We named ourselves Homes for Sonoma and got to work getting houses for our community.

As the group grew and solidified, we realized we had built an unstoppable team. It was a coalition of passionate people committed to our mission to house fire survivors. It was a group of doers.

Eighteen months later, we have experienced many successes and challenges. The world of post-disaster development is slow and filled with obstacles. But we have also made great strides in developing smart, affordable housing while helping fire survivors rebuild their lives.

**2018
HIGHLIGHTS**

\$2,564,886 2018 Funds

30 Partners It takes a village

AwardsNBBJ Philanthropy
AIA Award
Indigo Design Award



Our successes go beyond simple numbers.

We not only built a small community in only one year, we designed a powerful tool for disaster recovery: our cottages. Our houses are a careful balance of function and form. They are attractive and affordable, compact but efficient. They can be installed temporarily or permanently, built modularly or traditionally, and moved by truck between locations. Their adaptive nature makes them ideal for disaster response. And most importantly, they feel like a home.

Our solution is a new model for disaster housing, an alternative to the disaster trailer. And it is a model that can serve the senior and economically vulnerable members of our community. We want people to know that they have not been forgotten, that there are people fighting for their place in Sonoma County.

FINANCIAL SUMMARY

***As of May 1 2019*

Current Assets

Cash and cash equivalents	\$100
Restricted cash and cash equivalents	\$371,900
Total Current Assets	\$372,000
Work in process	\$862,241

Total Assets **\$1,234,242**

Current Liabilities

Accounts payable and accrued expenses	\$43,562
Total Current Liabilities	\$43,562
Net Assets	\$1,190,679

Total Liabilities & Net Assets **\$1,234,242**

Support and Revenue

Donations/Grants	\$1,254,679
Rent Revenue	\$2,080

Total Support and Revenue **\$1,256,759**

Grants and Expenses

Program Services	\$65,807
Management and General	\$272

Total Expenses **\$66,080**

Change in Net Assets	\$1,190,679
Net Assets, Beginning of Year	-

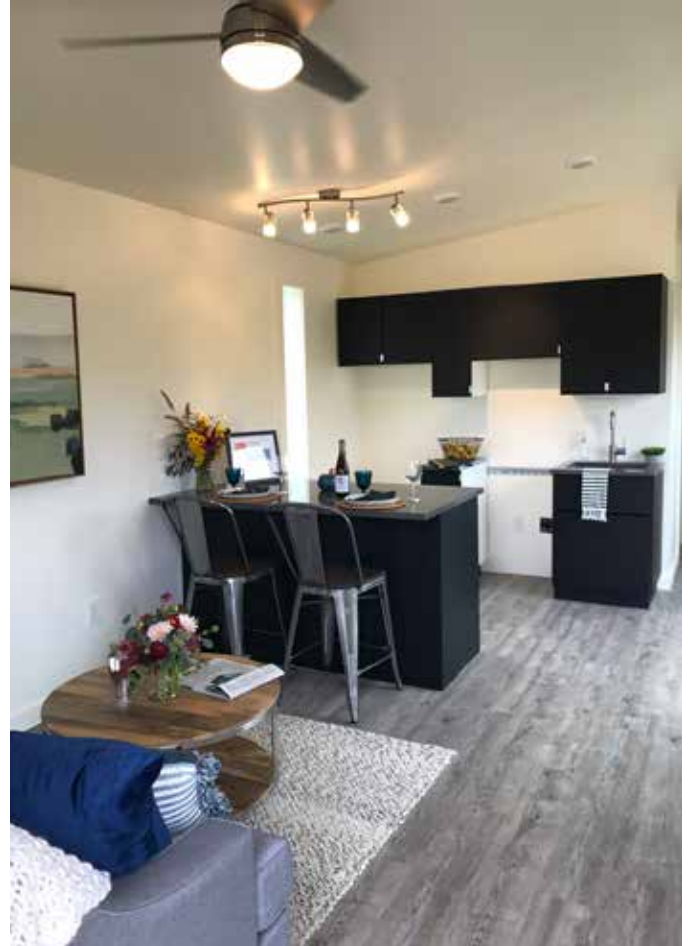
Net Assets, End of Year **\$1,190,679**

GOING HOME

Our first community

On a bright day in December 2018, our friends and supporters gathered to celebrate the opening of our first community. A handful of the six fire survivors who would be moving in later that week were handed the keys to their new homes. There were tears and smiles all around.

Under a Town of Windsor new temporary housing ordinance, tenants can stay in the homes for up to five years while rebuilding is taking place. Their rents are well below market rate so that they are not forced out of their community by cost. This truly has been our greatest accomplishment.





MEET THE TEAM

BOARD OF DIRECTORS



Aaron Jobson

Partner, Quattrocchi Qwok Architects
Co-founder of Homes for Sonoma
Chair of the Board



Caroline Shaw

Interim Executive Director
President of the Board



Dan Blake

Director, Innovations and Partnerships, Sonoma County Office of Education,
Co-founder of Homes for Sonoma
Treasurer of the Board



Samantha Kraesig

Director of Brand Strategy and Design, Flight
Co-founder of Homes for Sonoma
Secretary of the Board



Efren Carrillo

Director of Government and Community,
Burbank Housing
Member of the Board



Tina Wallis

Law Offices of Tina Wallis, Land Use and Environmental Attorney
Member of the Board

ADVISORS



Peggy Furth

Philanthropist



Lindy Hahn

Executive Director, Global Sustainable Finance, Morgan Stanley



Larry Florin

Chief Executive Officer,
Burbank Housing



Jane Hamilton

Executive Director,
Rebuilding Together Petaluma

OUR WORK CONTINUES

Serving our communities

Records show that weather related natural disasters such as fires and floods are going to happen more often and they are going to get worse. These events can destroy thousands of homes at a time when California is already experiencing an extreme housing crisis. This makes smart housing solutions critical in any disaster recovery effort.

The unique design of our cottages makes them ideal for use in disaster zones and small parcels under five acres. Because they can be built quickly and cost effectively, they are ideal for serving community members. Since they can be moved between locations and installed both permanently and temporarily, they can be adapted to the available space in any region.

We need your support to continue to help families and communities. Please consider making a donation at our website HomesforSonoma.org so our dedicated team can continue the good work and provide housing to those who need it most.



THE FUTURE



Homes for Sonoma is excited to announce that we have obtained 501 (c)(3) non-profit status.

Our mission will move from a volunteer-led organization to a dedicated non-profit business entity committed to finding smart, affordable housing solutions for Sonoma County and our neighboring counties.

One of our key learnings over the past eighteen months has been that temporary housing has almost all the same costs as permanent housing. While our goal has always been to provide smart, affordable housing solutions we are now shifting from temporary to permanent and from supporting just fire survivors to supporting our broader community. We want to help individuals who make up the diverse, fabric of our society such as first responders, school teachers, medical, hospitality, and winery employees. Some of these individuals are also fire survivors.

We will continue to focus on cottages that serve as accessory dwelling units (ADU) either through village housing communities or along side private homes. While we have a proven concept in Windsor we are still developing our ADU program for private homes. We believe providing a turnkey ADU partnership for homeowners is a scalable approach to increasing Sonoma County's housing stock.

The team at Homes for Sonoma knows providing scalable, affordable housing is no small endeavor, but one we can and must achieve.

PARTNERS SPOTLIGHT



Burbank Housing has been involved with Homes for Sonoma since day one. We have a shared goal to house members of our community. They been generous with their staff and support as property management for our Windsor community.



8th Wave worked on planning, construction, and project management has been important to our success. Their advice and perspective has guided us through our work. They provided the partnership and support that was essential to quickly build our first community.



After the 2017 wildfires, Rebuilding Together Petaluma received a grant from Albertsons Companies Foundation that allowed them to do work on fire recovery in Sonoma County. They saw in Homes for Sonoma the chance to contribute to a solution. But they did far more than offer funding. Rebuilding Together Petaluma has shared with us their network, experience, and time. Their generosity of time and resources has been invaluable.



Like us, Daily Acts is an organization focused on action. When we approached them for help with our first community, they were not only willing, they were enthusiastic. In partnership with Elder Creek Landscapes, they led a 60 person volunteer work-day, installing 600 plants. They turned our cluster of homes into a neighborhood.

Thank You

Aimee Sands, Studio 707
 Alon Adani, Cornerstone Properties
 Alexa Riner, Zeitgeist Sonoma
 Anna Van Dordrecht, Sonoma County Office of Education
 Anthony Gilardi, Lowe's Cotati
 Art Diaz, Diaz Construction
 Azhuri Williams, Quattrocchi Kwok Architects
 Barbara Banke, Jackson Family Wines
 Barbara Reynolds, Land Owner
 Brianna Schaefer, Daily Acts
 Brock Roby, BKF Engineers
 Casey Shea, Sonoma County Office of Education
 Christina McMillan, Quattrocchi Kwok Architects
 Christy Pichel, Tipping Point
 Clif Castle, Town of Windsor
 Cyndi Foreman, Town of Windsor Fire Department
 David Farish, 180 Studios
 David Guhin, City of Santa Rosa
 Deborah Fudge, Town of Windsor
 Derek Huegel, Wolf Industries
 Dominic Foppoli, Town of Windsor
 Drew Weigl, AXIA Architects
 Duskie Estes, Rise Up Sonoma
 Dustin Valette, Rise Up Sonoma
 Fox Scarlett, Flight
 George Hamel, Jr, Hamel Family Wines
 Heather Evans, Quattrocchi Kwok Architects
 Heather Mackin, International Interior Design Association
 Jake Hawkes, Wine Country Affordable Housing
 Jane Hamilton, Rebuilding Together Petaluma
 Jeanne Murphy, Certified Public Accountant
 Jeff Moline, Burbank Housing
 Jeffrey Braverman, Jackson Family Wines
 Jennie Snyder, Sonoma County Office of Education
 Juliano Sorando, Quattrocchi Kwok Architects
 Julia Oseland, Make the Connection
 Karina Moreno, Tipping Point
 Katelynn Wiley, Rebuilding Together Petaluma
 Ken MacNab, Town of Windsor
 Kim Jordan, Town of Windsor

Kimo Garrigan, Ohana Construction
 Larry Florin, Burbank Housing
 Lauren Taylor, Burbank Housing
 LeAnne Edwards, Jackson Family Wines
 Lennon, Fairweather
 Lon Wiley, LR Wiley Construction
 Mary Dooley, MAD Architecture
 Matt Martin, Redwood Credit Union/North Bay Fire Relief Fund
 Matt O'Donnell, Sonoma County Office of Education
 Melinda Hepp, Studio PR
 Melissa-Anne Duncan, Insurance Industry Charitable Foundation's Western Division
 Michelle Farrell, Flight
 Michael Haney, Sonoma County Vintners
 Nate Bisbee, Bisbee Architecture + Design
 Oleksandr Ivakhnenko, PG&E
 Olin Daunell, OFD Construction
 Pam Hamel, Hamel Family Wines
 Peggy Furth, Philanthropist
 Jerry Pickett, Philanthropist
 Rick Taylor, Elder Creek Landscapes
 Robin Stephani, 8th Wave
 Rosie Monson, Wine Country Affordable Housing
 Sam Lando, Rise Up Sonoma
 Sarah Hartmann, IRONMAN Foundation
 Scott Johnson, 8th Wave
 Shannon Howard-Bisordi, Vanguard Properties
 Simon Fairweather, Fairweather
 Skye Barnett, 8th Wave
 Steve Herrington, Sonoma County Office of Education
 Steven Kwok, Quattrocchi Kwok Architects
 Thomas Neal, Lowe's Cotati
 Tina Wallis, Law Offices of Tina Wallis
 Travis Huegel, Wolf Industries
 Tyler Chartier, Tyler Chartier Photography
 Victoria O'Riley, Rebuilding Together Petaluma
 Will Korger, ZFA Structural Engineers
 Yelena Pavlik, Redi Shade Contact
 Zach Block, 180 Studios
 Zahra Sarwary, BKF Engineers