



BROKERAGE

DEVELOPMENT

CONSTRUCTION

MANAGEMENT

April 28, 2023

Dear Supervisor Ted Williams:

As a developer who has been around for way too long, I would like to compliment you on your comments made at the Board of Supervisors meeting held on April 11th. Separate and apart from your insightful questions regarding Bella Vista, you demonstrated that “you get” the major issues the development community faces in producing housing “for the working folk”, or market rate housing.

It is painfully obvious, that prior Boards used Inclusionary Housing to stop the production of non-subsidized housing to fulfill a no growth policy or agenda. They were extremely successful, which resulted in a detriment to your County, the real estate market, home buyers, regional economics, and a lack of local labor force. You witnessed the speed with which Project Manager Jake Morley replied to your question if we would be involved if we had to provide 25% of homes within the project homes to meet the County’s Inclusionary requirement. Please know 10% presents an unnecessary burden on new home buyers. We will mitigate that burden as best we can.

One behalf of the Guillon/Christopherson and our team of professionals, please be assured our passion is to build out this multi generational community in Ukiah, something your County can be proud of. It will undoubtedly be a challenge under today’s economic and regulatory constraints, but we will prevail due to the dedication of our team to “put folks in market rate homes.”

Again, thank you and the remainder of the Board a reality as our team believes the Project will be a major economic driver to the community.

Sincerely,

Douglas J Guillon
President
Guillon Inc Companies