

Frequently Asked Questions

PROJECT VISION

What is Hanna proposing?

The Hanna Center proposes a project that addresses the housing needs of a wide array of Sonoma Valley residents – including providing a mix of senior, market-rate, and affordable housing options. The plan will offer new residents amenities such as neighborhood-serving retail uses and ample public open space. In addition, one consideration is to provide a hotel on site to offer accommodations for guests of senior housing residents, Hanna guests, as well as visitors to the area. The project envisions a preschool/child and adult day care development facility and a vocational training center.

What is Hanna's vision for the project?

Hanna's goals for this endeavor are to provide new opportunities for its program participants and the greater Sonoma community and to create new housing, while also establishing a sustainable revenue source to help support its continuum of services in Sonoma Valley.

Who is the project team?

The primary team includes a development partner, Impact Urban, master planner SB Architects, landscape architects SWA, surveyor and civil engineer Adobe Associates and various other consultants, including biologists. We are currently working to identify partners to develop the affordable housing, market rate, senior housing, and hospitality components, and look forward to sharing more information when it's available.

Will Hanna retain ownership of the 60-acre property?

Yes, for most of the land. Hanna will enter into a ground lease agreement with their partners for the purpose of developing the site. As responsible stewards of the land, Hanna will retain ownership of the property to ensure the long-term restoration and preservation of the land's natural attributes and habitat, which is one-third of the development site.

PROJECT PROPOSAL

How much housing is being proposed?

The Hanna project team has recently initiated a vigorous site planning process to determine the parameters for an application to Sonoma County – including determining the number of housing units. The Sonoma County Housing Element, HCD Review Draft (December 22, 2022) identifies the site for potential development of 668 units.

How much affordable housing is being proposed?

While we envision a mix of housing types, Hanna is looking to provide a large percentage of affordable units within the overall number of homes as part of our site planning process.

Does the project include senior housing?

Yes. In addition to housing for families, the project will include a continuing care community model for seniors. The community would include housing for independent living, assisted living, and memory care.

Will the project include a hospitality component?

We are considering a hotel to provide accommodations for guests of senior housing residents, Hanna guests, as well as visitors to the area.

How much commercial space is proposed?

To help support the residential uses on the site, we anticipate providing approximately 10,000 square feet of neighborhood-serving commercial space.

Will the project include other components?

As part of Hanna's vision to increase its continuum of services, it will be looking to conceive, build, and manage a childcare and adult day care facility and vocational training center. Both programs will greatly benefit the Sonoma Valley Community.

TIMELINE AND COMMUNITY ENGAGEMENT

What are the next steps?

We are at the beginning of what we expect to be a 2-3 year process. Hanna Center has submitted a preliminary project application under the terms of SB 330. SB 330 is a state law which accelerates the approval process for housing projects that offer a minimum of 20% affordable housing. We emphasize that this is a preliminary application, and the project is subject to revision based on further site planning and other data inputs. A full development application is expected to be filed by early November. The project will be subject to thorough environmental review under the California Environmental Quality Act and required public hearings will be held once a draft Environmental Impact Report has been prepared.

Community Engagement?

As an established community service organization, we reached out extensively to solicit input from the community – including neighborhood presentations, small and large group stakeholder meetings with the project team and multiple town hall meetings, all conducted in a culturally diverse and inclusive manner.

HANNA'S NEXT CHAPTER

Is Hanna a Catholic organization?

Hanna is a religious non-profit organization rooted in Christian values. We provide services to everyone regardless of their religious affiliation and are open to all.

Are you making this change to try to move beyond the sexual abuse scandals of the last few years?

Hanna has taken responsibility for past incidents and tried to address the harm that has been done. We have investigated previous allegations and taken the necessary steps to protect our students, including implementing a strict code of conduct as well as other policies for our faculty and staff to allow for transparency and oversight. Our current and future plans are to serve more youth and families who can benefit from our clinical and educational expertise. While we cannot erase the past, we can clearly, forthrightly, and diligently focus on a positive future.

Does this plan relate to financial strains associated with sexual abuse lawsuits or settlements?

No. Hanna's goals for this endeavor are to provide new opportunities for its program participants and the greater Sonoma community and create new housing while establishing a sustainable revenue source to help support its continuum of services in Sonoma Valley.

