Housing Initiatives

Local Political Will

- **Committed support** from Santa Rosa City Council for all policies, fee reductions, efforts and initiatives to bring infill development to the downtown and near transit (unanimous votes)
- Made housing policies and downtown housing two of the five top **Council priorities** for the city

City Wide Housing Policies – Implemented in 2018

- **ADU Policy**
  - Eliminated impact and utility connection fees for units 750 SF or less
  - Reduced fees for units over 750 SF up to 1,200 SF
- Conducting a **feasibility study** of current Inclusionary Policy
- **Housing Action Plan** – Goal of 5,000 homes by 2023 for individuals with very low to moderate income

City Wide Housing Policies – Implemented in 2018

- **Reduced discretionary action** for design review and the use permit process for housing projects in the downtown and the City’s four other PDAs (increases certainty and reduces time and cost).
- Implemented a Downtown **High-Density Residential Incentive Program**
  - Reduction of impact fees: up to 67% reduction based on height
  - Deferral of water and sewer fees with additional reduction for affordable units
- **Downtown Specific Plan Update - CEQA**
  - Began the process of updating the specific plan to consider increasing building height, decreasing parking requirements and implementing VMT
  - This process will include CEQA analysis
- Created an “Express Permitting” process for downtown infill, designed to take an 18-month process down to ~6 months
- Downtown has been designated as a **Federal Opportunity Zone**
- Density Bonus – up to **100% density bonus** in the Downtown Station Area Specific Plan.
  - **This supplemental density bonus is also available in the North Station Area Specific Plan area.**
- City authorized the evaluation of **city property** in the downtown for housing development partnerships

Regional Partnerships

- Created a **Renewal Enterprise District JPA (RED)** with the County of Sonoma
  - Enables a regional approach to housing
- Evaluating **tax-increment financing** (EIFD in particular) in coordination with the County of Sonoma
- Coordinating with recently formed **Employers Housing Council** to identify support from business and large employer organizations to develop housing