

Affordable Housing
Incentives for Builders Workshop
March 5, 2015

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- More than 28,000 units built in Santa Rosa since 1970 – 64% of these units have been single family, 34% multifamily and 2% second units and mobile homes.
- Santa Rosa is the Bay Area’s 5th largest city and ranks 3rd in the production of affordable units.
- Santa Rosa is California’s 26th largest city and ranks in the top 10 for number of shelter beds and homeless services.
- 9.5% of all units in Santa Rosa are affordable.

City Support of Affordable Housing Production and Preservation

General Plan Housing Element certified as in compliance with state law.

- Makes local affordable housing developers more competitive for available funding.
- Housing Element adopted in July 2014; planning period is 2015-2023.
- Housing Element illustrates higher density sites which will allow lower income housing need to be met.

- All higher density sites have been rezoned to ensure certainty and to facilitate housing production.
- Residential uses are permitted by right.
- Deferral of impact fees is standard procedure at building permit issuance.
- Affordable projects eligible for up to a 2 year fee deferral.
- All other projects eligible for deferral at final inspection.

About 400 emergency shelter beds, 325 transitional beds and 123 beds in permanent supportive housing

In 2014, Santa Rosa permitted:

- 11 very low income units (5 extremely low)
- 90 low income units
- Represents 40% of all permits (252) issued in 2014

In 2014, Santa Rosa Housing Authority assisted:

- Two 48-unit apartment projects to rehabilitate units and maintain affordability
- A 200-unit low income apartment project start a new period of affordability

- In 2014, approved a use permit allowing expansion of emergency shelter beds at Samuel Jones Hall
 - Increased year-round beds from 120 to 138 year-round beds; allowed 50 additional shelter beds from November to March
- Approved SAY Dream Center project included 51 beds of Transitional Housing and 12 beds of Emergency Housing
- Santa Rosa City Council adopted revised demand methodology that resulted in a decrease in the Sewer and Water Demand fees of approximately 50%

Tierra Springs (24 units at Dauenhauer Ranch constructed this year; 42 Units at Kawana and Petaluma Hill Road)

Crossroads (79 units on Burbank Avenue)

- Housing Authority and the County CDC, was enough local match to move the Crossroads development forward in a tax credit application this month (March)

Crossings on Aston (27 units on Aston Avenue)

Ridge Pointe (56 units on Stony Point Road)

- Review of Development Impact fees – fee level and nexus.
- Evaluate the use of Development Impact fees as use of local match subsidy for 888 Fourth Street.
- General Fund support to the production of affordable housing through a portion of real property transfer tax.
- Improve certainty in doing business in Santa Rosa.