



# **2021 GENERAL PLAN, INCLUSIONARY HOUSING, & GROWTH MANAGEMENT ANNUAL REVIEW**

Planning Commission and City Council Report



# Table of Contents

<b>I. GENERAL PLAN ANNUAL REVIEW .....</b>	<b>4</b>
<b>INTRODUCTION.....</b>	<b>4</b>
<b>GENERAL PLAN AMENDMENTS IN 2021 .....</b>	<b>4</b>
<b>GENERAL PLAN IMPLEMENTATION .....</b>	<b>4</b>
<b>HOUSING ELEMENT .....</b>	<b>4</b>
Population .....	4
Residential Growth and Development.....	5
Housing Needs and Affordability .....	7
Housing Element Objectives .....	8
Housing Policy Implementation .....	12
<b>LAND USE / URBAN DESIGN ELEMENTS .....</b>	<b>12</b>
Non-Residential Growth and Development.....	12
Annexations.....	13
Downtown.....	13
<b>TRANSPORTATION ELEMENT .....</b>	<b>14</b>
Bicycles and Pedestrians .....	14
Bicycle and Pedestrian Master Plan.....	14
Bicycle and Pedestrian Project Updates .....	15
Coordination with Regional Entities.....	16
Transit and Transportation Systems Management .....	16
Overview of Transit Services .....	16
<b>PUBLIC SERVICES AND FACILITIES ELEMENT .....</b>	<b>17</b>
Police Services .....	20
Police Service Statistics .....	21
Fire Protection.....	21
Fire Service Statistics.....	21
Water Supply.....	22
Water Conservation and Efficiency.....	22
Wastewater .....	23
<b>OPEN SPACE AND CONSERVATION ELEMENT .....</b>	<b>23</b>
Creek Stewardship.....	23
Greenhouse Gas Emissions .....	25
Energy Efficiency.....	26
Renewable Energy .....	26
Parking and Land Use Management .....	26
Improved Transportation Options.....	26
Waste Reduction, Recycling and Composting.....	27

<b>YOUTH AND FAMILY ELEMENT .....</b>	<b>28</b>
City’s Support Program Facility Fund.....	28
Children’s Savings Account.....	28
Santa Rosa Violence Prevention Partnership (The Partnership) .....	28
<b>ECONOMIC VITALITY ELEMENT .....</b>	<b>30</b>
<b>HISTORIC PRESERVATION ELEMENT .....</b>	<b>31</b>
<b>NOISE AND SAFETY ELEMENT.....</b>	<b>32</b>
<b>ART AND CULTURE ELEMENT.....</b>	<b>34</b>
Public Art Program .....	34
<b>II. ANNUAL REVIEW OF THE GROWTH MANAGEMENT PROGRAM .....</b>	<b>38</b>
<b>III. ANNUAL REVIEW OF THE INCLUSIONARY HOUSING ORDINANCE.....</b>	<b>44</b>
<b>HOUSING ELEMENT POLICY APPENDIX.....</b>	<b>46</b>

## I. GENERAL PLAN ANNUAL REVIEW

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### INTRODUCTION

The General Plan was adopted in November 2009, and addresses the physical development and growth of Santa Rosa, and it represents the community's aspirations for the future. The General Plan is required by State law and has a long-range focus, looking 20 or more years into the future. The General Plan guides the City's growth and development as well as the funding of public improvement projects, including parks and streets.

Staff prepares the General Plan Annual Review Report to provide members of the public and the City's decision makers with information relating to progress with implementing the General Plan and toward meeting City goals. This General Plan Annual Review report looks at the 2021 calendar year. All jurisdictions are required to provide this report to the California Governor's Office of Planning and Research (OPR) each year per Government Code Sections 65400 and 65700.

The report also includes an annual review of the Growth Management Program and the Inclusionary Housing Ordinance as required by local ordinance.

### GENERAL PLAN AMENDMENTS IN 2021

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According to City policy, the General Plan can be amended three times per year and is typically acted on by Council in spring, summer, and fall/winter. Any change to the General Plan requires a hearing before both the Planning Commission and the City Council. If there are multiple amendment requests, the requests are grouped together as one package.

In 2021, one General Plan amendment was approved for the 38 Degrees North project. The project included a request for General Plan diagram and text amendments and a rezoning of the entire 15.82-acre 38 Degrees North site, which includes Phase 1, 2, and 3 multi-family housing developments. The General Plan diagram amendment changed the Medium Density Residential (8.0–18.0 units per acre) and Retail and Business Services land use designations to Medium High Density Residential (18.0-30 units per acre) and eliminated the symbol designating the site as a location for a Community Shopping Center. The General Plan text amendment removed references to the site as a Community Shopping Center on three pages of the General Plan.

### GENERAL PLAN IMPLEMENTATION

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The Santa Rosa General Plan contains twelve elements, or chapters, and hundreds of goals and policies which guide the daily decision making of City staff, the City Council and City boards and commissions. The following sections address City progress toward implementing General Plan elements, goals, and policies.

### HOUSING ELEMENT

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#### *Population*

The California Department of Finance (DOF) estimates that Santa Rosa had 171,711

residents as of January 1, 2021, representing a 0.8 percent decrease from the 2020 population of 173,153. This is the fourth consecutive year that the City has experienced a net loss of residents with an approximate three (3) percent overall population loss between January 2017 and January 2021.

### ***Residential Growth and Development***

Building permits were issued for 1,404 residential units in 2021 (excluding fire-rebuild area replacement housing). Of the 1,404 building permits issued:

- 257 were for single family dwellings;
- 1,052 permits were for multi-family dwellings; and
- 95 permits were for accessory dwelling units.



Building permits were issued for detached and attached single-family dwellings in the Guerneville Road Homes/Elson Place, Southwest Estates, Stony Village North, Grove Village, Kerry Ranch, Liner Village, Round Barn Village, Gardens, Village Station, and other subdivisions citywide. Building permits issued for multi-family housing include units in the Santa Rosa Avenue Apartments, Residences at Taylor Mountain, Yolanda Apartments, Boyd Street Family Apartments, Pullman Lofts, 3575 Mendocino Avenue, and Marlow Commons projects. Note that project names may have changed since initial applications were filed.

Several notable residential projects that are currently in the planning or building process are highlighted below.

**Casa Roseland** is a four story, 75 unit 100-percent affordable multi-family housing project located within the Roseland Priority Development Area on Sebastopol Road. The project consists of one-, two-, and three-bedroom units and includes outdoor recreation areas for children and adults. Planning approvals were received in August 2021.



*Figure 1- Rendering of Casa Roseland*



*Figure 2 - Rendering of 3575 Mendocino Senior Housing*

**3575 Mendocino** involves the redevelopment the former Journey’s End Mobile Home Park, at the intersection of Mendocino Avenue and Bicentennial Way, with up to 532 multi-family housing units consisting of 162 units affordable for low- and very low-income senior households. The approved project also includes a one-acre public park, to be privately improved and maintained. Building permits were

issued for the first phase of the senior housing development in 2021.

**425 Humboldt Street** is an 88 unit, seven-story development located within the City’s Downtown, on a site developed with a single-story office building and surface level parking lot. The project includes a roof terrace, podium landscaped courtyard, and pedestrian improvements along the Humboldt and 7<sup>th</sup> Street frontages. Planning entitlements were approved in July 2021.



*Figure 3 - Rendering of 425 Humboldt Street*

**Avenue 320 Apartments** is a 37-unit apartment complex comprised of two residential buildings and associated amenities. One building involves the renovation and reuse of the existing commercial structure fronting College Avenue and a new three-story building would be constructed along Lincoln Street. The new building, located within the St. Rose Preservation District, includes design elements in keeping with the historic district including stepping to two-stories, an increased front setback, and architectural features found throughout the district. Planning entitlements were approved in September and November of 2021.



Figure 4 – Rendering of Avenue 320 Apartments from Lincoln Street

The Yolanda Apartments development consists of approximately 214,167 square feet of new residential space, an 8,000-square-foot clubhouse/leasing center, access driveways, parking, including surface stalls and tuck under garages, and frontage improvements to Yolanda Avenue. The residential apartments are contained within eleven (11) three-story buildings and four (4) two-story buildings containing a total of 252 apartment units, and include a mix of studio, one, two, and three-bedroom units. Building permits were issued for this project in December of 2021.



Figure 5 - Yolanda Apartments Site Plan

### ***Housing Needs and Affordability***

State law requires Housing Elements to be updated every eight years. The current Housing Element was adopted on July 29, 2014 and regulates housing needs and policies from 2015 to 2023.

California mandates each jurisdiction to create its fair share of housing, called the Regional Housing Needs Allocation, or RHNA. As part of RHNA, the California Department of Housing and Community Development (HCD), determines the total number of new homes the Bay Area needs to build—and how affordable those homes need to be—to meet the housing needs of people at all income levels.

The Association of Bay Area Governments (ABAG/MTC), working with the Housing Methodology Committee, then distributes a share of the region’s housing need to each city, town, and county in the region. Each local government must then update the housing element of its general plan to show the locations where housing can be built and the policies and strategies necessary to meet the community’s housing needs.

In 2021, the City issued building permits for a total of 1,404 residential units. This includes affordable units targeted for 28 extremely low-, 183 very low-, 190 low-, and 70 moderate-income level households, as well as 933 above moderate-rate units.

The following table compares the ABAG RHNA numbers for Santa Rosa with building permit issuance by income category to illustrate the remaining need near the end of this Housing Element reporting period.

Units Issued Building Permits by Income Category 2015 – 2023 (5 <sup>th</sup> RHNA Cycle)						
Income Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
<b>ABAG RHNA Objectives</b>	<b>520</b>	<b>521</b>	<b>671</b>	<b>759</b>	<b>2,612</b>	<b>5,083</b>
2015	0	0	24	8	94	126
2016	0	1	0	16	246	263
2017	0	0	0	23	327	350
2018	24	17	12	77	301	431
2019	0	6	12	50	379	447
2020	0	38	49	25	513	625
2021	28	183	190	70	933	1,404
County Issued Permits 2015-2021 *	24	35	53	2	160	274
<b>Total Issued (2015-2021)</b>	<b>76</b>	<b>280</b>	<b>340</b>	<b>271</b>	<b>2,953</b>	<b>3,920</b>
<b>Remaining Need</b>	<b>444</b>	<b>241</b>	<b>331</b>	<b>488</b>	<b>(341)**</b>	<b>1,504**</b>

\* With the annexation of the Roseland area on November 1, 2017, RHNA allocations and credits for three housing projects that lie within that area were transferred from the County to the City. Specifically, the transfer moved the allocations/credits for 421 housing units within the Crossroads, Roseland Village, and Paseo Vista projects. The transfer was approved by the Association of Bay Area Governments (ABAG) and the California Department of Housing and Community Development (HCD) in January 2018. In 2021, building permits were issued for five above-moderate income and one low-income unit within the Paseo Vista project.

\*\* While the City has issued building permits for more above-moderate residential units than required by RHNA, the additional above-moderate units do not reduce the overall remaining need for residential units in other income categories.

### ***Housing Element Objectives***

As part of the RHNA discussion, the Housing Element identifies six objectives and annual figures that are necessary to meet the City’s RHNA goals. Each objective is listed below, followed by an explanation of the steps taken during 2021 to meet it.

***Housing Element Objective 1):*** Help facilitate the development of 56 extremely low-income, 56 very low income, and 68 low-income units annually to meet the ABAG Regional Housing Needs Allocation.



**2021 Comment:** The City of Santa Rosa Housing Authority (Housing Authority) approved loans for the following affordable new construction and rehabilitation projects in 2021:

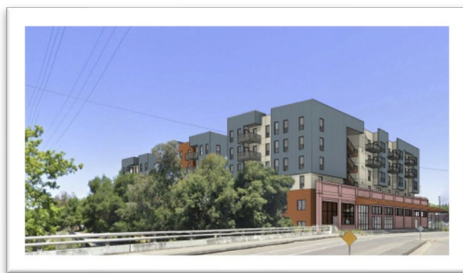
**3575 Mendocino Avenue Phase I** is a new 94-unit affordable senior rental development. Thirteen units are targeted to extremely low-income households, 56 units are targeted to very low-income households, and 24 units are targeted for low-income households. The Housing Authority approved a \$11,917,110 loan for construction-related costs from Community Development Block Grant – Disaster Recovery, Disaster Recovery – Multifamily Housing Program funds.

**Bennett Valley Apartments** is a new 63-unit affordable housing development for families and formerly homeless households. Thirty-two units are targeted for extremely low-income households, and 29 units are targeted for very low-income households. The Housing Authority approved a loan for predevelopment and construction-related costs in the amount of \$5,800,000. Funding sources for this loan include: Reserves, Housing Grant Fund, Real Property Transfer Tax, Low/Mod Income Housing, Mortgage Revenue Bonds, and Housing Impact Fees.



*Figure 6 - Rendering of Bennett Valley Apartments*

**Caritas Homes Phase I** is a new 64-unit affordable housing development with 30 units targeted for extremely low-income households, 21 units targeted for very low-income households, and 12 units targeted for low-income households. The Housing Authority approved a loan of \$8,945,657 for construction-related costs from Community Development Block Grant – Disaster Recovery, Disaster Recovery – Multifamily Housing Program funds.



*Figure 7 - Rendering of the Cannery at Railroad Square from W. Third St.*

**The Cannery at Railroad Square** is a new 129-unit, multifamily affordable housing project. Thirty-three units are targeted for extremely low-income households, 37 units are targeted to very low-income households, and 58 units are targeted for low-income households. The Housing Authority approved a loan for construction-related activities in the amount of \$10,300,000. Funding sources include the Community Development Block Grant – Disaster Recovery, Disaster Recovery – Multifamily Housing Program funds, in addition to the \$450,000 loan for predevelopment-related costs in 2020 from Housing Impact Fees, Real Property Transfer Tax, and Reserves.

**Burbank Avenue Apartments** is a new 64-unit affordable housing complex. Twenty-four units are targeted for extremely low-income households, 27 units are targeted for very low-income households, and 12 units are targeted to low-income

households. The Housing Authority approved two loans for the project: \$5,000,000 for construction-related costs from Community Development Block Grant – Disaster Recovery, Disaster Recovery – Multifamily Housing Program funds, and \$284,325 from the Permanent Local Housing Allocation program.

**Hearn House** is an existing 15-bed transitional housing facility for extremely low-income formerly homeless veterans. The Housing Authority approved a loan for rehabilitation-related costs from Low-Mod Funds and Housing Impact Fees.

**Hearn Veterans Village** is a new 32-unit affordable housing development for extremely low-income formerly homeless veterans. The Housing Authority approved a loan of \$410,000 for predevelopment and acquisition-related costs from the Permanent Local Housing Allocation program.

**Linda Tunis Senior Apartments** is a new 26-unit affordable senior rental complex. Five units are targeted to extremely low-income seniors, and 20 units will be targeted to very low-income households. The Housing Authority approved a loan in the amount of \$2,190,340 for construction-related costs. The funding source is Community Development Block Grant-Disaster Recovery, Disaster Recovery – Multifamily Housing Program funds.

**Mahonia Glen** is a new 99-unit multifamily affordable housing project. Twenty-six units are targeted for extremely low-income households, 22 units are targeted to very low-income households and 50 units are targeted for low-income households. The Housing Authority approved a \$2,900,000 loan for acquisition-related costs from Community Development Block Grant funds.



*Figure 8 - Elevation of Mahonia Glen*

In addition to the projects noted above that were assisted with loans from the Housing Authority, several projects were awarded Project Based Housing Choice Vouchers which provide a 20-year contract with the Housing Authority and is an additional means of providing financial assistance to affordable housing projects. These projects include:

- 3575 Mendocino Avenue Phase I - Awarded 17 Project Based Vouchers to the 94-unit project.
- 3575 Mendocino Avenue Phase II – Awarded 13 Project-Based Vouchers to the 38-unit development.
- Bennett Valley Apartments – Awarded 30 Project-Based Voucher to the 63-unit affordable housing rental complex.
- Burbank Avenue – Awarded an additional 4 Project Based Vouchers to the 64-unit multi-family rental complex.
- The Cannery at Railroad Square – Awarded 33 Project-Based Vouchers to the 129-unit affordable housing rental development.
- Del Nido Apartments – Awarded 8 Project-Based Vouchers to the multifamily rental housing complex.
- Linda Tunis Senior Apartments – Awarded an additional 5 Project-Based Vouchers to the affordable senior rental complex.

***Housing Element Objective 2):*** Assist in the improvement and rehabilitation of 500 units annually (extremely low, very low, and low-income housing units).

**2021 Comment:** Housing Choice Voucher Housing Quality Standards Inspections resumed in October 2021 after being suspended in March 2020 due to COVID-19. For the months of October – December 2021, 108 inspections were performed. A total of 116 units were rehabilitated in 2021 following Housing Choice Voucher Housing Quality Standard inspections. Rehabilitations from these inspections may be minor in nature, and do not always require a building permit to correct. In addition, 76 building permits were issued to bring residential units to current building code standards to resolve code enforcement cases. Plumbing, electrical, and other systems were required to be brought to current building code standards to resolve the code enforcement cases.

The Housing Authority approved a loan in the amount of \$77,498 for rehabilitation associated with Hearn House, a 15-bed transitional housing facility for extremely low-income formerly homeless veterans, in 2021.

***Housing Element Objective 3):*** Promote development of 30 second dwelling units annually.

**2021 Comment:** The impact fees to establish an accessory dwelling unit (ADU) have been significantly reduced through a combination of State requirements and City resolutions. The tiered structure fees incentivize internal conversions and smaller size units. In 2021, building permits for 95 ADUs were issued. A total of 51 ADUs were completed in 2021.

***Housing Element Objective 4):*** Preserve the existing emergency shelter beds and units of transitional and supportive housing. This includes 504 beds in emergency shelters, 351 units of transitional housing and 385 units of permanent, supportive housing.

**2021 Comment:** Shelter bed capacity at the City-sponsored Samuel L. Jones Homeless (SJH) Shelter was fully restored to 213 beds following completion of a new emergency prefabricated shelter to allow for social distancing requirements due to the COVID-19 pandemic. Temporary reductions to bed capacity continued in 2021 in response to the Delta and Omicron variants. The Family Support Center was able to continue with regular operations due to the population served and configuration of the shelter facility.

***Housing Element Objective 5):*** Preserve the existing inventory of federally and locally funded affordable units including the 873 units with the potential to lose affordability between 2015 and 2025.

**2021 Comment:** All existing affordable units were preserved during 2021.

***Housing Element Objective 6):*** Preserve the 2,000 existing mobile homes, which are largely occupied by lower-income seniors.

**2021 Comment:** The City's 17 privately owned mobile home parks provide 2,181 spaces, most of which are rented by mobile homeowners. Of the 2,181 available spaces, 1,635 are subject to the Mobile Home Rent Control Ordinance.

## ***Housing Policy Implementation***

The Housing Element identifies goals and policies which provide the framework for Santa Rosa’s housing program. Housing Element policies are unique among General Plan policies in that implementation dates and responsible entities are included. While some of the goals and policies identify a specific year when the work is expected to be completed, others are identified as ongoing.

There were no specific policies slated for completion in 2021, however Housing Element goal and policy related work remains ongoing. A list of each Housing Element policy and its implementation status has been added as an Appendix to the report.

## **LAND USE / URBAN DESIGN ELEMENTS**

### ***Non-Residential Growth and Development***

Several notable non-residential projects that are currently in the planning or building process are highlighted below.

**The Cube Building** is located at 1255 Apollo Way, in the Corporate Center Business Park. The project includes an approximately 12,000-square foot commercial building, which will be divided into five suites, each comprised of office space taking access from the front of the building, and warehouse space taking access from the rear. The development site is located along the curve of the street, and the building has been designed to step with the street frontage. Major Design Review was approved in February 2021.



*Figure 9 - Rendering of the Cube Building*



*Figure 10 - Rendering of Session Climbing and Fitness*

**Session Climbing and Fitness**, located at 965 S A Street, is an indoor rock climbing and fitness gym. The facility will be approximately 55 feet in height with approximately 23,000 square feet of floor area. The 1.12-acre project site consists of two parcels and will include a building footprint of approximately 18,500 square feet. The remainder of the site will be improved with site circulation, landscaping, and 61 parking spaces. Building permits were issued in 2021.

**Esperanza Park**, located at 1835 W. Steele Lane, was approved by the Zoning Administrator in October 2021. The project includes the expansion of existing outdoor activity for the existing Children’s Museum. Features include various climbing structures, sensory garden, small amphitheater for community performances, picnic table area, and solar-powered family bathrooms. The expansion area is planned as an outdoor laboratory for design, construction, and innovation, with overarching themes of creativity, discovery, nature, and play targeting children ages 8 - 12.



Figure 11 - Site Plan for Esperanza Park



Figure 12 - Rendering of Brookwood Medical

**Brookwood Medical** is a proposed four-story medical office building with a detached 6-level parking garage within the Downtown Station Area Specific Plan area. The site is located at the intersection of Brookwood Avenue and 2nd Street and abuts the Santa Rosa Creek. The proposed project includes a creek pathway and riparian plantings to enhance the Santa Rosa Creek.

### ***Annexations***

One annexation was recorded in 2021, resulting in a City boundary of 42.82-square miles.

### ***Downtown***

Downtown Santa Rosa is envisioned as an energetic commercial and cultural center with a wide range of housing, employment, and commercial options in a vibrant, walkable environment. Prior to 2021, relatively little development has occurred downtown, motivating the City to address downtown area specific policies, fees, and processes to encourage higher density, transit-oriented housing, and mixed-use development. Many of these efforts were realized in 2021, with the commencement of construction for 74 multi-family units on Wilson Street (Pullman Lofts), 90 multi-family units on 4<sup>th</sup> Street (888 4<sup>th</sup> Street), and the completion of 41 multi-family units on W. 3<sup>rd</sup> Street (Dutton Flats), a 100 percent affordable project.

In late-June 2020, the City closed several downtown streets to vehicular traffic in response to public health order indoor dining restrictions. The street closures made it possible for restaurants to set up dining areas in streets and curbside parking spaces to increase accessible sit-down and takeout options. This was further enhanced by the arts-based placemaking project the City’s Public Art Program initiated in partnership with community artists and organizations. The downtown street closure program has been scaled back from its initial size however of the curbside and open space seating areas remain open for outdoor dining and recreation purposes.

## TRANSPORTATION ELEMENT

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### *Bicycles and Pedestrians*

The General Plan declares a vision for Santa Rosa where:

*Complete streets provide safe access for pedestrians, bicyclists, motorists, and transit users of all ages and abilities. Neighborhood-scale retail and service uses, schools, and recreational facilities are connected by bicycle and pedestrian paths and transportation management programs and bicycle/ pedestrian improvements have reduced the number of single-occupancy cars on regional/arterial streets.*

### *Bicycle and Pedestrian Master Plan*

Adopted in 2019, the Bicycle and Pedestrian Master Plan Update 2018 (BPMP 2018) establishes a vision and strategies toward improving walking and bicycling in Santa Rosa. Its primary focus is on infrastructure improvements, including new or improved sidewalks and bike lanes, but it also includes policy and program recommendations in education, encouragement, enforcement, and evaluation. The Plan recognizes that limited funding and resources will require phased implementation over many years.

Accomplishments in 2021 include:

- Developed a pilot program for shared scooters (anticipated to launch in 2022).
- Secured \$15.4m in grant funding for a bicycle and pedestrian overcrossing spanning US-101 between Elliott Avenue and Edwards Avenue (estimated completion 2025).
- Published a [bicycle/pedestrian webpage](#) with links to plans, projects, and resources, including an interactive bicycle map and information on how to report hazards.
- Completed a corridor study identifying future bicycle and pedestrian improvements on Stony Point Road between Sebastopol Road and W Third Street.
- Completed a bicycle parking inventory for Downtown and Railroad Square.
- Launched several corridor studies (see below).
- Constructed several bicycle and pedestrian projects (see below).
- Continued to participate in a Countywide Vision Zero initiative.<sup>1</sup>
- Continued to participate in a two-county bike share pilot program anticipated to launch in 2022.

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<sup>1</sup> Vision Zero seeks to eliminate all traffic fatalities and severe injuries through engineering, education, and enforcement.

## ***Bicycle and Pedestrian Project Updates***

Projects delivered in 2021 include a new signalized crossing for the SMART Trail at Hearn Avenue (left), the first parking-protected bike lane in Sonoma County on Ridgway Avenue (center), and 3.2 miles of buffered bike lanes on Hoen Avenue, Summerfield Road, and Bethards Drive (right).



Bicycle and pedestrian projects completed in 2021 include:

- Ridgway Avenue – Armory Drive to Glenn Street (Class IV protected bike lane & Class II bike lane)
- Hoen Avenue – Hoen Frontage Road to Summerfield Drive (Class IIB buffered bike lanes)
- Summerfield Drive – Sonoma Avenue to Bethards Drive (Class IIB buffered bike lanes)
- Bethards Drive – Summerfield Drive to Bennett Valley Road (Class IIB buffered bike lanes)
- Guerneville Road – Marlow Road to Ridley Avenue (Sidewalk)
- SMART Trail & Hearn Avenue (New Signalized Trail Crossing)
- Pacific Avenue & King Street (Rectangular Rapid Flashing Beacon)
- Pacific Avenue & Beaver Street (Rectangular Rapid Flashing Beacon)
- Pacific Avenue & Elizabeth Way/Spring Street (Rectangular Rapid Flashing Beacon)
- Coffey Lane & Dogwood Drive (Rectangular Rapid Flashing Beacon)
- Summerfield Rd & Carissa Ave (Rectangular Rapid Flashing Beacon)

BPMP 2018 also identifies several corridors where greater community engagement and/or analysis is needed to determine what bicycle and pedestrian improvements are feasible. Corridor studies launched in 2021 and expected to be completed in 2022 include:

- Fourth Street – E Street to Farmers Lane
- College Avenue – Kowell Lane to Fourth Street
- Montgomery Drive – Alderbrook Drive to Hahman Drive
- Roseland Creek Trail – Stony Point Road to Burbank Avenue

### ***Coordination with Regional Entities***

The General Plan calls for coordination of the City's Transportation Plan with regional entities such as the Sonoma County Transportation Authority (SCTA), the Metropolitan Transportation Commission (MTC), and the California Department of Transportation (Caltrans). City staff work with these agencies to secure funding and to develop strategic plans to implement transportation improvements. A few ongoing transportation planning efforts include the MTC Plan Bay Area 2050 planning process, SCTA's Comprehensive Transportation Plan 2050, and Vision Zero. In November 2020, Go Sonoma (an extension of the existing Measure M – local transportation sales tax) was approved by voters. This measure will provide a significant increase in funding for bicycle and pedestrian projects and other initiatives beginning in 2025. Staff developed a list of five project priorities which were approved by the City Council in September 2021 to submit to the SCTA Five Year Funding Program. The number one priority was Bicycle and Pedestrian Connections/Climate Change.

The City's Transit Division closely coordinates efforts with Regional Transit agencies on regional integration efforts as well as operational efforts specific to the pandemic. Most notable is the regional effort starting in 2020 through MTC, the Blue-Ribbon Task Force, aimed to coordinate and integrate regional transit services throughout the Bay Area. Specific to Sonoma County is a SCTA coordinated effort, funded by MTC and the City of Santa Rosa, to implement the findings of the 2019 Transit Integration and Efficiency Study. To this end SCTA has convened the Future of Transit Ad Hoc committee working with the three local bus systems in Sonoma County – CityBus, Sonoma County Transit and Petaluma Transit -to implement integrated rider focused projects. The process is moving forward into a second phase with a grant from MTC to support higher-level integration activities in the areas of service planning, fare policy, public information, customer service and technology.

### ***Transit and Transportation Systems Management***

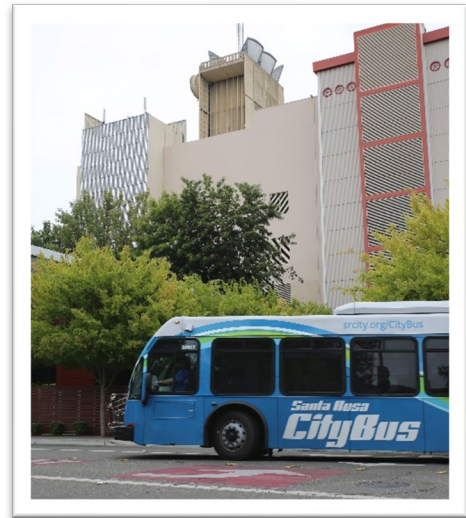
The General Plan calls for expanding transit service, coordination of transit services with other transit operators, and encouraging ridership through marketing and promotional efforts. The City of Santa Rosa Climate Action Plan sees transit as important for affordable housing, density, carbon reduction and improved transport options. The City's Transit Division manages fixed route service, paratransit service, and other transit related programs. The City's Transit service plans are detailed in the City's Short-Range Transit Plan (SRTP) which is updated every 3-5 years with an adoption by City Council. The SRTP refreshes and details a 10-year vision for the City's transit service and transit capital program. The planning process involves significant public engagement and data analysis to evaluate opportunities to diversify, improve and better integrate transit services.

### ***Overview of Transit Services***

The Santa Rosa Transit Mall is the busiest Transit Hub in the North Bay. With over 3,000 trips departing the Transit Mall each week (751,500 trips per year). In addition to local CityBus fixed route service, downtown Santa Rosa is served by four regional bus transit providers (Sonoma County Transit, Golden Gate Transit and Mendocino Transit, Greyhound), and one regional commuter rail (SMART). Along with integration with transit operators, CityBus relies on and seeks to integrate with the bicycle and pedestrian network to improve first and last mile connections.



The City of Santa Rosa provides the greatest number of local fixed-route bus service and demand-responsive paratransit service trips in Sonoma County. CityBus now has three corridors (four routes) operating on 15-minute frequency during weekdays, six routes operating on 30-minute frequency and a remaining four routes operating on 60-minute headways. Most routes begin service between 6:00 a.m. and 7:00 a.m. Monday – Saturday, and finish service between 7:30 p.m. and 8:30 p.m. On Sundays, service is truncated, with routes starting after 10:00 a.m., and ending before 5:15 p.m. Fixed-route ridership totals were 760,000 in fiscal year 2020 to 2021 down from 1.5 million for fiscal year 2019 to 2020; down from 1.8 million during fiscal year 2018 to 2019. Paratransit ridership totals were 17,500 in fiscal year 2020 to 2021 down from 30,000 for fiscal year 2019 to 2020; down from 35,000 during fiscal year 2018 to 2019. This decrease in ridership is unsurprising due to the COVID-19 pandemic.



*Santa Rosa City Bus continues to provide service and protect the health of passengers and employees amid the COVID-19 pandemic.*

CityBus maintains a diverse portfolio of fare options. Fare options include a cash fare, 24-hour passes, ticket books, and a 31-day pass. Discounts or free fares are provided for SRJC students, veterans, youth, seniors, Medicare card holders, low-income adults, and persons living with a disability. The Youth Unlimited Rides program has vastly exceeded ridership projections, with October and November 2021 showing youth ridership at 125% of pre-pandemic levels. In summer of 2021, The CityBus established an Unlimited Rides pass program to employers, housing developers and institutions to provide deeply discount passes to employee's residence and for program participants. Transit staff continue pursuing these partnerships. Additionally, a two-hour transfer policy allows unlimited transfers for riders within two hours from the purchase of a ride. Riders can transfer to SMART, Golden Gate Transit or Sonoma County Transit and receive a transfer credit using paper transfers or Clipper.

Clipper is the all-in-one regional transit card for the Bay Area. Clipper Cards hold transit passes, cash value, or any combination of the two. Cash value works on all participating transit systems, while Clipper passes, and tickets are specific to each system. Approximately five percent of CityBus riders use Clipper to pay their fares. North Bay transit operators are participating in the Clipper START pilot program which allows lower income riders aged 19 to 64 to receive 20- to 50-percent fare discounts for single rides.

## **PUBLIC SERVICES AND FACILITIES ELEMENT**

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### ***Parks and Recreation***

The General Plan directs the continuing acquisition and development of neighborhood and community park facilities, along with special use facilities, throughout the City. The following Section includes highlights of park planning and improvement efforts in 2021.

## Colgan Creek Park Playground

Community input directed the design and amenities selected for the new replacement playground for children ages 5-12 years at Colgan Creek Neighborhood Park. The Park's original play structure, for children ages 5-12, was damaged several years ago and the manufacturer is no longer producing replacement parts. The playground includes a climbing structure with two slides, a major climbing net with arched structures keeps kids in motion, a group spinner, as well as the highly requested traditional swings. This project was completed and opened by the Mayor and Vice Mayor February 23, 2022.



Figure 13 - Colgan Creek Park Playground

## A Place to Play Community Park

In March of 2021, the City's proposed all-weather, multipurpose sports fields project was included in the Sonoma County Agricultural Preservation and Open Space District's Matching Grant Program to assist in the design and construction of two sports fields at A Place to Play Community Park. Design and Construction are expected to be complete in FY 23/24.

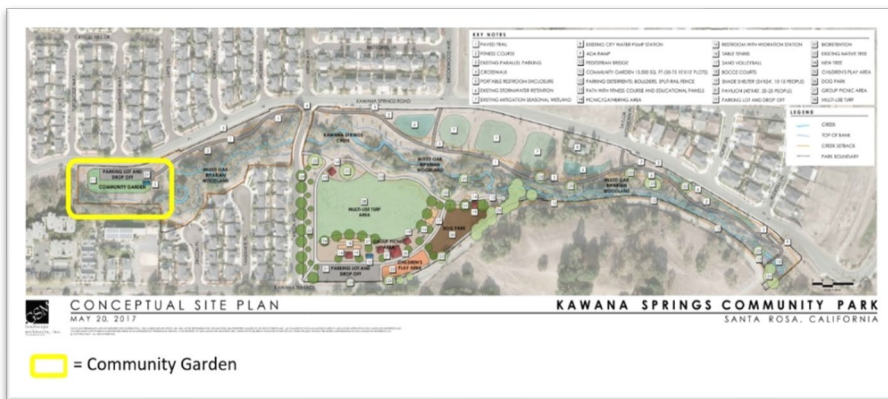


Figure 14 – Conceptual Site Plan of Kawana Springs Community Park

## Kawana Springs Community Park

In 2020, design of the Community Garden began for Kawana Springs Community Park as envisioned in the 2019 Park Master Plan. Community Garden concept designs, for this first phase of implementation,

were completed in December 2020. During 2021, construction drawings were nearly completed, and construction of the garden is anticipated in FY 22/23.

## Creekside Open Space renamed to Mary Traverso

In August of 2021, City Council approved a resident request to change the name of Creekside Open Space to Mary Traverso Open Space. The Open Space Park is located on Creekside Road in Southeast Santa Rosa. Mary Traverso was a devoted caretaker of the park, and her legacy will continue through the work of Bennett Valley Vision, the volunteer organization she co-founded to care for landscaping in the area.



Figure 15 - Mary Traverso Open Space

## South Davis Park

The State of California's Per Capita Program, funded through Proposition 68, will be utilized to revitalize the playground at South Davis Neighborhood Park. Council approved a professional services agreement with Carlile Macy of Santa Rosa in January 2022 to lead a public engagement process to amend the park master plan as well as design and replace the playground equipment.



Figure 16 - Dutch Flohr Neighborhood Park Master Plan

## Dutch Flohr Neighborhood Park

A Master Plan Amendment for Dutch Flohr Neighborhood Park began in December 2020 with the intent of replacing the two play areas and bringing them closer together. Additional updates include fitness equipment games tables and code compliant infrastructure. Community outreach which included major participation from Biella Elementary School, guided the design. The 'enchanted forest' concept design was the favored choice, which features a zip-line in the 5-12 year old area as well as a play structure. The 2-5 year old area features a play structure, spring riders and sand play. Council approved the Master Plan in January 2022. Construction documents are currently in production and construction is estimated to begin in Spring 2023

## Finley Aquatic Center Spraygrounds

Planning and design began in March 2021 for the **Finley Aquatic Center Sprayground** to replace the existing wading pool. The intent is to create a tropical resort feel for guests. The sprayground will create a multi-generation water feature for improved safety. The majority of the pool deck will be replaced to meet current building codes standards. Construction is anticipated to begin August/September 2022.



Figure 17 - Draft Concept for Finley Aquatic Center Spraygrounds

## Parks for All

The County's **Measure M – Parks for All** tax measure was approved by voters in 2018. The tax provides the City of Santa Rosa with approximately \$1.9 million annually from 2019 until 2029. The first two years of funding is dedicated towards community engagement, fire damaged park recovery projects, and a deferred maintenance assessment of the parks system. A series of 13 community engagement opportunities were held between July 2019 and June 2021 to gather input regarding citywide priorities. This input was used to create an updated Parks Measure Priority Plan for Park Measure funds received in years 3-10.

In November 2021, Council approved the Parks Measure Priority Plan update utilizing approximately 50% of Measure M funds towards capital improvements, 40% towards enhanced maintenance and fuel reduction and 10% towards enhanced recreation programming. The community will be re-engaged in 2022 to collect the community's specific priority capital projects.

## Police Services

The General Plan calls for collaboration with local jurisdictions in the provision of some police services and for increased community contact through community-oriented policing. The Police Department collaborates with neighborhood associations,



partner City Departments, Community Based Organizations, County partners, and other jurisdictions to develop best practice strategies and responses related to Traffic Safety, Violent Crime, Homelessness, and Community Engagement. The Police Department also participates in a multi-agency Computer Aided Dispatch and Records Management System that features a common records database, access to state and federal databases, and provides Computer Aided Dispatch. Collaboration also occurs when establishing checkpoints

and saturation patrols for impaired drivers, to prepare for large scale community events, and for various joint training opportunities.

### ***Police Service Statistics***

The General Plan calls for expedient police response to emergency calls. The Police Department Dispatch Center handled 199,367 calls for service in 2021 with police personnel responding to 109,377 calls. Each Police Department service request received is categorized in priority levels, the majority being Priority 1-3. City growth and staffing impact response times and clearance rates for investigations. The goal is to respond to priority one calls within six minutes.

Priority 1 calls are for an incident in progress that threatens life or property. In 2021, the Police Department's median response time for Priority 1 calls was six minutes and 3 seconds. Priority 2 calls are for an incident that has the potential to escalate to priority 1 status. In 2021, the median response time for Priority 2 calls was 11 minutes and 18 seconds. Priority 3 calls are for past incidents or those that do not require an immediate response. In 2021, the median response time for Priority 3 calls was 21 minutes.

The City continues its community-oriented policing efforts by assigning officers and sergeants to specific beats throughout the City including downtown and Roseland. Community-oriented policing allows officers to become familiar with neighborhoods and communities, while allowing for other resources to focus on the investigation and prosecution of violent crimes.

There were 256 budgeted Police Department employees in 2021, including 178 sworn officers and 78 civilian employees.

### ***Fire Protection***



The General Plan calls for collaboration with other local jurisdictions for the provision of some fire services when it improves service levels and is cost effective. The Fire Department is part of the Redwood Empire Dispatch Communications Authority (REDCOM), a Joint Powers Agreement for fire and emergency medical dispatch services for most cities and fire protection districts within Sonoma County.

The Santa Rosa Fire Department also has Auto Aid Agreements with the Sonoma County Fire District and the Kenwood Fire Protection District. The Sonoma County Fire District agreement is designed to ensure the closest, most appropriate fire resources are dispatched to an incident regardless of jurisdictional boundaries. Additionally, the Fire Department participates in the Santa Rosa Mutual Threat Zone Operating Plan which is a joint response plan with the Sonoma County Fire District and CALFIRE to cover specific wildland/urban interface areas.

### ***Fire Service Statistics***

The Fire Department responded to 28,064 calls for service in 2021, an almost ten percent increase from 2020, when there were 26,409 calls for service. Of the 28,064 calls for service, 17,985 (64 percent) were for emergency medical incidents. The Department provides

emergency services for fire, medical, hazardous material, and urban rescue incidents, responding with ten paramedic engine companies and two ladder truck companies from the remaining ten strategically located fire stations. There were 610 fire incidents resulting in \$4,473,005 of fire loss last year. The estimated value saved by fire response in 2021 was \$17,859,190. City growth impacts Fire Department service delivery. Traffic congestion continues to cause delays to Fire Department response times. General Plan policy PSF-E-1 provides that first fire company arrival shall be within five minutes of dispatch center notification 90-percent of the time. This goal does not include the additional 70 second standard for the dispatch center call taking and emergency medical dispatching. In 2021, the Department's emergency resources arrived on scene within five minutes of dispatch 65.18% percent of the time.

### ***Water Supply***

General Plan Policy PSF-F requires the City to “ensure that an adequate supply of water is available to serve existing and future needs of the City.” The City's water supply consists of water supply from Sonoma Water, groundwater, and recycled water. In addition, the City participates in an aggressive water conservation program that reduces current demand to help assure that future water demands are met.

In a normal water year, the total water supply available to the City is approximately 31,540 acre-feet per year (AFY). Santa Rosa's highest water usage to date was approximately 24,000 acre-feet in 2004 compared with 17,165 acre-feet used in 2021.

### ***Water Conservation and Efficiency***

The City has promoted water use efficiency programs for more than 25 years and has invested over \$22 million to upgrade approximately 56,000 toilets with ultra-low-flow and high-efficiency toilets and replace over 3.75 million square feet of high-water use turf landscapes with low water use landscapes.

The City also promotes innovative water use efficiency programs like offering rebates for rainwater harvesting, graywater reuse, residential recirculating hot water pumps, sustained reduction of water usage, and more. Water Use Efficiency staff hold workshops on rebate programs for water efficient home fixtures, irrigation upgrades, turf removal, among others. The City's cumulative water use efficiency efforts result in savings of over 7,100 AFY, and per capita water use has declined by 44% since 1990.

In 2021, Water Department staff completed installation of advanced metering infrastructure, with 54,675 automatically read meters installed over the past few years. The new meters provide hourly tracking of water use as well as early leak detection which helps water conservation efforts.

Advanced metering infrastructure meters allow the City to remotely read meters more quickly while eliminating field safety concerns. These meters also allow the City to provide enhanced customer service, including a new customer portal provides customers with direct access to their own water use in near-real time. In addition, this hourly data greatly assists water use efficiency efforts by providing staff an opportunity to analyze water use, identify potential plumbing leaks, and educate customers about their current water use, seasonal patterns, and any continuous use.

## ***Wastewater***

Sewage generated by Santa Rosa’s residential and non-residential entities is treated at the Laguna Treatment Plant (LTP) and beneficially reused by the Santa Rosa Regional Water Reuse System. Annually over 30,000 wet tons of solids are treated to Class B standards and dewatered to 16-percent solids content. Approximately 64-percent of the remaining solids are



*Figure 18 - Laguna Treatment Plant*

applied on local farmland while 28-percent is further treated off-site by a private operator, and a small amount is disposed of in the landfill.

The Council adopted Capital Improvement Program (CIP) includes various improvements to the LTP and reuse system so that adequate capacity to treat and reuse General Plan anticipated wastewater volumes is maintained. The current system rated capacity is 21.34-million gallons per day which is anticipated

to be sufficient into the future. Previous planning and environmental work identified projects to be implemented as growth occurs. These future projects will expand the system capacity to 25.89 million gallons per day which meets General Plan projections for Santa Rosa and regional partners.

## **OPEN SPACE AND CONSERVATION ELEMENT**

The Open Space and Conservation Element includes goals and policies related to open space and natural resource conservation. General Plan goals and policies support creating new public access trails to maximize the benefits of open space, the conservation of natural and biological resources and waterways, the promotion of energy and water efficiency, and the reduction of greenhouse gas emissions.

### ***Creek Stewardship***

The City’s waterway conservation and stewardship activities continued in 2021. The Creek Stewardship Program, a partnership with Sonoma Water, helped care for more than 100 miles of creeks within the Urban Growth Boundary.



*Figure 19 - Colorful “Ours to Protect” signs increase awareness of Santa Rosa’s many creeks.*

Creek Stewardship has adapted to the pandemic with new ways to engage the community and respond to public reports and suggestions to protect and enhance waterways. More than 6,100 City residents, including 5,330 youth, participated in educational and stewardship events. School and youth groups received 250 sessions of both virtual and live watershed activities.

Creek Stewardship community volunteers contributed nearly 2,200 service hours towards trail maintenance, care of creek restoration projects, and removal of trash from creeks. Eighty-nine volunteer creek cleanups occurred on 17 different creeks. Almost 1,300 cubic yards of trash and debris were removed from waterways by the City's Storm Water and Creeks section with help from youth corps, contractors, and volunteers. Most of the trash originates from



*Figure 20 - Students study how water quality influences the organisms that live in creeks.*

areas where people live and congregate along creeks and under bridges. The Storm Water & Creeks section partnered with Catholic Charities and law enforcement to facilitate the cleanup of debris from 541 camping areas along City waterways. Additional cleanups of waterways were conducted by Sonoma Water, City Parks, and the City's Transportation & Public Works Department staff.

Storm Water & Creeks staff responded to residents' reports regarding trash, trail needs, flood concerns, and other creek-related issues. Security fencing structures under bridges were maintained to prevent access and camping that leads to the accumulation of trash and other pollutants in waterways. Volunteers re-stock pet waste bag dispensers, which along with trash cans, help keep the creeks and creekside trail system clean.

The Storm Water & Creeks section continues to work toward restoring 1.3 miles of Colgan Creek in southwest Santa Rosa to transform an engineered flood control channel into a healthier creek ecosystem. The project will increase flood protection, enhance habitat, improve water quality, and provide recreational opportunities.

In 2021, Storm Water & Creeks and Capital Improvements Engineering led construction of Phase 2 of the project, which restored an approximately 2,000-linear foot reach of the creek between Boron Avenue and Victoria Drive. The project significantly enlarged the channel to increase flood protection, and create room for instream habitat structures and native plants that enhance habitat for fish and wildlife. Additionally, the project constructed a paved pathway to provide recreation and educational opportunities for area residents and students. More native plantings are planned for the Spring of 2022. City staff will maintain the Phase 2 reach and continue to maintain the previously completed Phase 1 of the project near Elsie Allen High School. The project is funded by a variety of State grants, Sonoma County Agricultural Preservation & Open Space District grants, and City Storm Water Assessment fees.



*Figure 21 - Lower Colgan Creek Phase 2 after initial channel restoration, 2021*



**Greenhouse Gas Emissions**

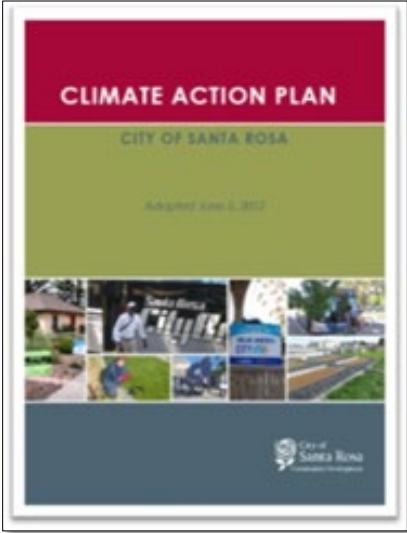


Figure 22 - The City's Community Climate Action Plan was adopted in 2012.

The City of Santa Rosa has two Climate Action Plans that are incorporated into the General Plan. A Community Climate Action Plan (CCAP) which includes measures to reduce citywide emissions 25 percent below 1990 levels by 2020, and a Municipal Climate Action Plan which focuses on the reduction of greenhouse gas emissions in City of Santa Rosa facilities and operations.

The emission reduction measures developed for both Climate Action Plans address a range of sectors including energy efficiency, renewable energy, parking and land use management, transportation, waste reduction and recycling, water and wastewater, and off-road vehicles and equipment.

Throughout 2021, progress has been made in the following areas:

The Council retained *Implementation of the City's Climate Action Plan* as a Tier 1 Goal in 2021. In response to public interest, the Climate Action Subcommittee (comprised of three Councilmembers), committed to regularly scheduled monthly meetings (increased from bi-monthly meetings). These meetings provide Staff and the Council with direction to implement the Climate Action Plan and offer a forum for public participation and education.

Efforts considered by the Climate Action Subcommittee in 2021 included:

- A Reusable and Compostable Food Ware Ordinance;
- A Citywide Energy Efficiency, Renewables, and Microgrid Feasibility Study;
- Implementation of Water's Energy Optimization Plans;
- City's Fleet Vehicle Telematics update;
- City's Climate Action Plan update scope and timeline; and
- Direction to draft ordinance prohibiting the construction of new gas stations

The Subcommittee also received presentations from the Regional Climate Protection Authority (RCPA) on RCPA's Sonoma Climate Mobilization Strategy, a Countywide 2018 greenhouse gas inventory, and an update on countywide transportation improvements aimed at reducing reliance on single-occupancy vehicles. These presentations and continued collaboration are part of an effort to improve regional coordination in Climate and Transportation Planning.

The existing Community Climate Action plan will be updated as a part of the City's Comprehensive General Plan update. This effort will include a community-wide greenhouse gas inventory from 2019, new reduction targets for 2030 and 2050, new policies and actions to reduce emissions, and an implementation strategy. The updated CCAP will leverage the work of the Regional Climate Protect Authority (RCPA) Climate Mobilization Strategy, adopted in 2021, and will also include adaptation strategies.

In July of 2020, the City transitioned from Level of Service to Vehicles Miles Traveled (VMT) as the measure of transportation impacts under the California Environmental Quality Act (CEQA). New development projects exceeding the VMT threshold must integrate strategies to lessen greenhouse gas emissions including increasing access to common goods and services, the provision of car, bike, or ride sharing programs, and improving pedestrian and bicycle networks or transit service. Throughout 2021, City staff have worked with RCPA on an improved VMT calculator and implementable VMT mitigations to be applied on a project-by-project basis.

### ***Energy Efficiency***

The CCAP provides energy efficiency and conservation goals and encourages utilization of CALGreen building code standards for new construction. The CCAP also calls for improved energy efficiency in existing buildings, smart meter utilization, and energy efficient appliances. City staff applied enhanced energy efficiency requirements for new construction based on the City's All-Electric Reach Code adopted in 2019 and CALGreen building code standards. City staff continue to review new development for consistent with local and state energy efficiency requirements. In 2021, the installation of advanced metering infrastructure was completed for all properties with City water meters. These new meters allow for real time tracking to detect leaks and reduce energy waste associated with the transportation of water.

### ***Renewable Energy***

The MCAP and CCAP call for renewable energy installations and renewable power generation. In 2021, the City continued to utilize EverGreen service for all City facilities. EverGreen is 100% renewable and is sourced by day with solar energy and by night with geothermal energy. All power is sourced within Sonoma and Mendocino Counties.

During 2021, renewable energy projects at Laguna Treatment Plant generated solar PV while combined heat and power engines generated electricity from digester gas.

Planning and Economic Development Department staff continue to provide expedited review for all EV charging stations and to require EV charging infrastructure in all new residential projects.

### ***Parking and Land Use Management***

The CCAP encourages dense residential and commercial development near existing services and transit centers within the Urban Growth Boundary to reduce vehicle miles traveled. Planning and Economic Development Department staff continue to encourage transit use by streamlining residential, lodging, and day care projects that are located within Priority Development Areas within a half mile of frequent transit. In the fall of 2021, the conceptual design of the Highway 101 Bicycle and Pedestrian Overcrossing was reviewed by the community and the Design Review Board. This Overcrossing will provide connection between the SRJC area and Coddington Mall.

### ***Improved Transportation Options***

The CCAP calls for an improved bicycle and pedestrian network, improved transit, and car

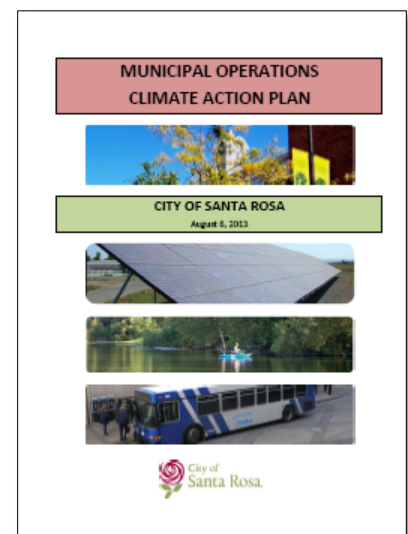


Figure 23 - The MCAP was adopted in 2013.

sharing. In 2021, the Traffic Engineering Division collaborated with the Sonoma County Transportation Authority and the Transportation Authority of Marin to negotiate a contract with a bike share vendor. A bike share pilot program is anticipated to launch in 2022. A shared scooter pilot program will also be launching in 2022.

CityBus staff completed the following items to support SMART service in 2021: 15 minute local bus service for the Santa Rosa Downtown Station along with 3rd Street bus stop improvement, reciprocal transfers-updated Clipper rules, design and procurement of a parking shuttle contractor (canceled after one year of service), off-platform signage for both the Downtown and North Station, CityBus staff will assist SMART by being the Santa Rosa Clipper sales office, and Guerneville Rd turn-up and bus stop improvements.

### ***Waste Reduction, Recycling and Composting***



The City of Santa Rosa Zero Waste Master Plan (Plan) aims to reduce greenhouse gas emissions resulting from consumption and disposal activities and includes the following goals: the reduction from 2.8 to one pound per person per day of franchised

waste landfill disposal (currently at 2.5) and the overall diversion of at least 75-percent (from 45-percent currently) of franchised waste from landfill disposal by 2030. Franchised waste is any waste that is processed by the City's franchised hauler versus self-haul waste which is waste that is transported by individuals or businesses to other locations (i.e., food waste to pig farmers, corporate backhauling (i.e. Safeway with cardboard), etc.).

The Plan suggests five strategies: stem the flow of waste at its source; increase community requirements for recycling program participation; maximize and enhance waste diversion; increase recoverable items from construction activities; and establish the City as a leader for waste reduction behaviors and programs.

In August 2021, the Council adopted the Zero Waste Food Ware Ordinance, a main strategy recommendation in the Plan. Effective as of January 2022, the Zero Waste Food Ware Ordinance regulates the use of disposable food service ware and bans the sale of polystyrene (plastic foam) and Fluorinated (PFAS) products which contribute to street litter, marine pollution, harm to wildlife, greenhouse gas emissions, and waste sent to the landfill.

City staff and regional partners (Zero Waste Sonoma and Recology) have been focused on a successful implementation of the provisions and requirements contained within SB 1383 - Short-Lived Climate Pollutants: Organic Waste Reductions. SB 1383 became effective in January 2020 and establishes the following statewide greenhouse gas emission reductions goals: by 2025 reduce the amount of organic material disposed in landfills by 75% from the 2014 level and by 2025, no less than 20% of edible food currently disposed must also be recovered for human consumption. SB 1383 impacts both residents and businesses and is the most aggressive waste reduction law to be adopted in California for the past 30 years.

Recology's Zero Waste team continues to offer waste audits and waste education for Santa Rosa schools, businesses, and conferences. Recology's Zero Waste team conducted 309 site audits, 206 trainings/presentations, initiated recycling at 38 establishments, and started composting programs for 194 accounts during 2021.

## YOUTH AND FAMILY ELEMENT

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The Youth and Family Element promotes the health, safety, and welfare of children, teens, the elderly, and their families in Santa Rosa. Childcare services, youth, and senior programs are supported.

### *City's Support Program Facility Fund*

In 2021, the Council supported funding for the City's Support Program Facility Fund. This Program seeks to stabilize and grow the childcare business sector, ensuring easy access to quality early childcare and education that is within families' financial means. The goal of the Childcare Facility Fund is to award the \$2.9 m in American Rescue Plan Act (ARPA) allocation funds via grants in support of childcare facility development and rehabilitation (less program administration costs), and to leverage the \$1.4 m General Fund seed funding with other funding sources to be accessed through a no-interest revolving loan program (less program administration costs).

### *Children's Savings Account*

An investment of \$1,575,000 of ARPA funds for the Children's Saving Account (CSA) was approved by the Council in 2021. CSA is a transformational investment into the future of qualifying 2–5-year-olds in the City. Building on an existing CSA program called First 5 Sonoma Futures offered by First 5 Sonoma County, this investment holds some of the most significant opportunities to break the cycle of intergenerational poverty and positively impact family economic wellness and self-sufficiency.

### *Santa Rosa Violence Prevention Partnership (The Partnership)*



The Santa Rosa Violence Prevention Partnership (The Partnership) is funded through Measure O (2004) proceeds and provides grants to City schools and non-profit organizations to fund programs related to School Readiness, Street Outreach & Mediation, Student Engagement & Truancy Prevention, and Workforce Development. Since 2006, the Partnership has provided more than \$11,000,000 to local community-based organizations and schools.

In 2021, The Partnership partnered with Upstream Investments to produce an update to the Community Safety Scorecard (2016). The updated data sources reflect 2018 – 2020 data. Committee Members and Staff selected to update the indicators identified in the 2017 – 2022 Strategic Plan. The four indicators are School

Readiness, Street Outreach and Mediation, Student Engagement and Truancy Prevention and Workforce Development. The four indicators have a direct correlation to community violence.

The Partnership hosted a series of community open houses in English and Spanish, and community partner meetings to address the roots of violence. The Partnership ideology centers around the public health approach to violence prevention which addresses the unique conditions at the root of long-term neighborhood violence. In 2020, there was a recent shift in our community awareness and there is greater acknowledgement for root problems like discrimination, a lack of equity, and poverty.

The Partnership acknowledges community violence roots itself in social structures that exist in Santa Rosa. Our underserved communities face discrimination, a lack of equity and poverty. Measure O funds are used to invest deeply in providing support in our communities.

The 10 Roots of Community Violence:

- Families are disconnected from community and support
- Neighborhoods are unsafe
- Police do not have strong relationships with community members
- Students do not reach their potential
- Reentry is not supported
- Families experience unemployment and poverty
- Families have poor access to health and mental health care
- Government has historically not prioritized fostering relationships with marginalized communities to assess and meet needs.
- Prevention services are lacking
- Violence is normalized

Together, the Partnership and Measure O CHOICE grant funded programs work together towards our shared vision, that all Santa Rosa youth are healthy, safe, and connected to their families, schools, communities, and futures.

In conjunction with the Fire Department and the City's Communications Team, The Partnership held, *Santa Rosa: Wildfire Ready* virtual workshops in English, Spanish and ASL translation. There were five workshops, three informational and two focused on individual and community trauma. There was a total of 266 attendees at the five workshops. The workshop objectives were to: educate the community on preparedness for the next emergency, engage the community in a conversation about evacuation routes for residents in the Santa Rosa city-limits; provide tools and resources for evacuating; and inform about emergency alerts and notifications and connect attendees with information, resources, and a network to support fire mitigation.

Find more information about The Partnership online at [www.srcity.org/santarosapartnership](http://www.srcity.org/santarosapartnership) or on Facebook and Instagram @santarosapartnership.

## ECONOMIC VITALITY ELEMENT

The General Plan calls for a positive business climate that includes retaining and expanding existing businesses and attracting new businesses to maintain the economic vitality of business locations in the City.

Despite the ongoing pandemic, fluctuation in health order restrictions, and continued economic constraints, Santa Rosa’s diverse economy remained stable overall, seeing an uptick in sales tax cash receipts. There are, however, continued resiliency and recovery discrepancies based on socio-economic status.

In terms of vacancy rates, office, industrial, and retail was historically steady until 2020 when, mirroring national trends, all sectors saw increases in vacancies, with retail being hit the hardest. In 2021, industrial vacancy rates returned to pre-pandemic levels, though office and retail vacancies remain high. In addition, since Sonoma County’s tourism sector relies more heavily on domestic travelers vs. international visitors, tourism saw a rebound, though not quite to pre-pandemic levels, as travel restrictions have loosened, and more businesses have reopened.

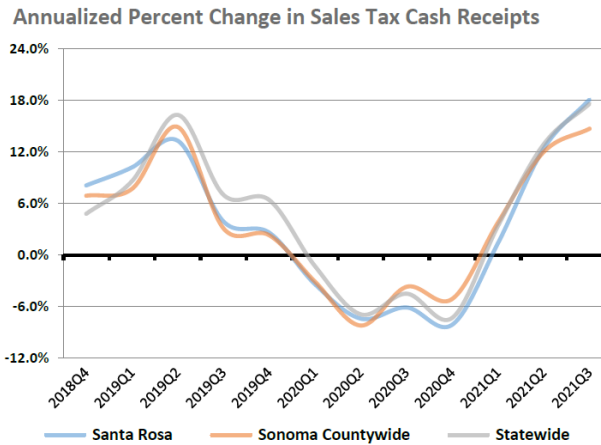
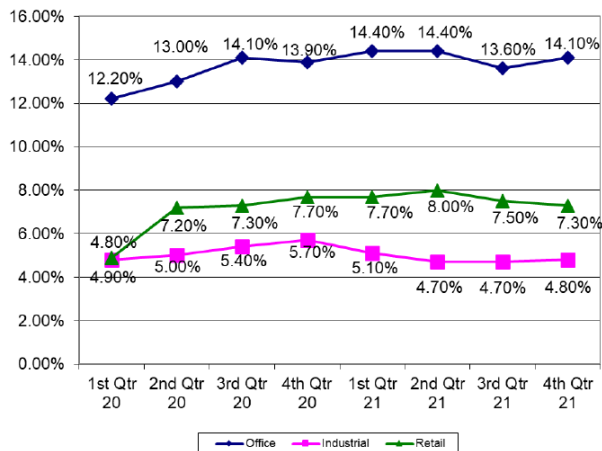


Figure 24 – Local Sales Tax Percent Change (quarterly)

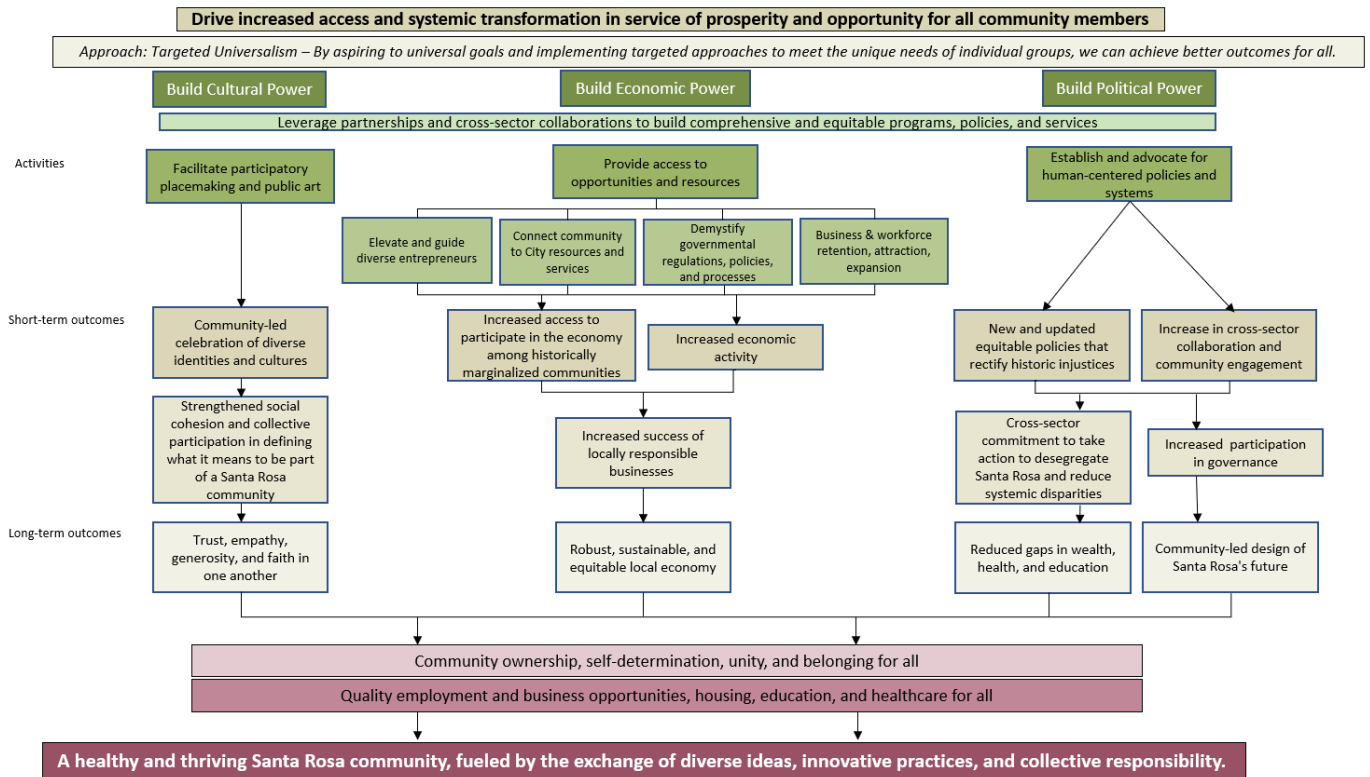
EIGHT-QUARTER VACANCY CHART  
Office, Industrial, Retail  
Sonoma County  
(1st Quarter 2020 to 4th Quarter 2021)



The City continued to respond to business needs with policy and program development and Zoning Code interpretations allowing businesses to pivot and/or make operational changes while remaining compliant with health orders. Certain pandemic driven temporary policies have been extended with some becoming permanent changes.

Driven by community inequities highlighted and intensified by the longevity of the pandemic, the Economic Development Division developed a plan to demonstrate the City’s long-term vision for a healthy and thriving Santa Rosa community by centering equity and targeted universalism. As seen below, the theory of change articulates how the Economic

Development Division will fulfill the vision of a healthy and thriving Santa Rosa community, fueled by the exchange of diverse ideas, innovative practices, and collective responsibility.



## HISTORIC PRESERVATION ELEMENT

General Plan policy calls for preserving Santa Rosa’s historic structures and neighborhoods by pursuing new designated landmarks and preservation districts, ensuring that alterations to historic buildings are compatible with the character of the building and district, and increasing public participation in the preservation process.

A Landmark Alteration Permit (LMA) is required for all exterior alterations to designated landmarks, and for all buildings within historic preservation districts, with few exceptions. There were 18 LMA applications submitted in 2021, including the SMART Village Residential Development, a 6-story, 114-unit residential mixed-use building in the Railroad Square Preservation District. This project was approved by the Cultural Heritage Board in November 2021. No new historic landmarks were designated in 2020.

On March 23, 2021, the Council approved a Professional Services Agreement with Architectural Resources Group, Inc. to prepare a Historic Resource Evaluation (HRE) of the Downtown Station Area (DSA). This grant funded project fulfills a Downtown Station Area Specific Plan policy to prepare a historic context statement and conduct a comprehensive historic resource survey (HRE) to locate, identify, and document DSA structures and sites that may qualify for nomination to State or federal historic registers, or that may otherwise be of local significance. The HRE will consider more than 700 structures constructed between 1870 and 1974 that are located within the DSA boundary but outside of existing preservation districts.

The project kicked off officially in April 2021 and is projected to be completed in January 2023.

## NOISE AND SAFETY ELEMENT

On November 30, 2021, the Council adopted the Sonoma County Multijurisdictional Hazard Mitigation Plan (MJHMP). The City elected to participate in the development of an MJHMP recognizing that hazards cross jurisdictional and political boundaries. The benefits of taking a multijurisdictional approach to hazard mitigation planning include the ability to pool resources and eliminate redundant activities within a planning area that has uniform risk exposure and vulnerabilities, creating opportunities for coordination and collaboration, and the ability to create stronger grant applications by joining with other agencies.

The MJHMP includes two volumes. Volume 1 contents apply to all partners and Sonoma County in its entirety. Volume 2 includes an Annex, or chapter, for each of the participating local agencies and special districts. The City of Santa Rosa Annex, found in Volume 2 Chapter 3, addresses City-specific vulnerabilities to natural hazards such as earthquake, flood, and wildfire and includes mitigation action items to minimize the effect these natural hazards have on people, property, and natural systems. The City's Annex updates the City's previous Local Hazard Mitigation Plan (LHMP) adopted in January 2017, and incorporates all actionable items included in the City's 2020 Community Wildlife Protection Plan. The MJHMP and LHMP update will serve as foundational documents for the Safety Element as part of the General Plan update process. Visit: [srcity.org/LHMP](http://srcity.org/LHMP) for more information and to access the Plan.

Some of the City's recent and ongoing actions to identify, address, and prioritize mitigation projects related to flooding, drought, hazardous materials, wildfires, and other potential hazards are:

- In February 2021, the Council provided direction to staff to allocate \$8 million of the City's \$95 million PG&E 2017 wildfire settlement funds for the following uses:
  - **\$5.25 million** to implement a 5-year Vegetation Management Program using the City's [Community Wildfire Protection Plan](#) as a roadmap to reduce the risk of wildfires locally through evacuation route improvements, community wildfire education, wildfire and evacuation preparedness, structural hardening of the built environment, vegetation treatments to reduce wildfire threat, implementation of defensible space standards and increased staffing dedicated to the wildfire mitigation workload.
  - **\$2.75 million** for implementation of the Fire Department's Wildland Resiliency and Response Strategic Plan. Implementation of this plan will provide additional resources to legislative efforts, community engagement and education, and additional wildland firefighting apparatus and equipment to significantly improve the Fire Department's capacity and abilities to prevent, mitigate, and respond to wildland fires using current staffing and fire stations.



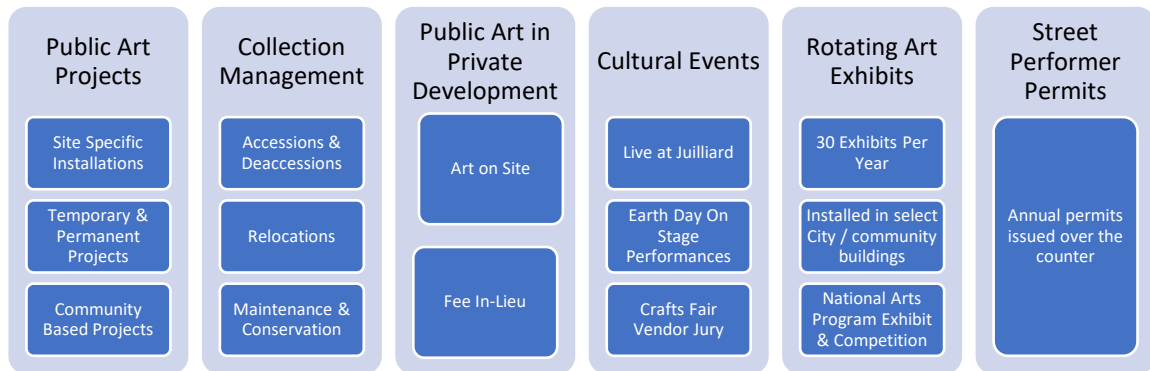


- The Fire Department received approval for two FEMA Hazard Mitigation Grants totaling \$4.9 million in 2021 to implement Fuel Reduction along Evacuation Routes and Wildland Urban Interface Fuel Modification (A Home Hardening and Defensible Space Program) Programs. These programs are described in the Community Wildfire Protection Plan, which was adopted in 2020.
- The Water Department initiated environmental review required by the California Environmental Quality Act (CEQA) to construct an earthen berm around the Laguna Treatment Plant to prevent flooding. This project is in the final review phase for a \$10 million FEMA Flood Mitigation Assistance Program grant.
- Water Department staff received grant funding in 2019 to examine groundwater contamination sites in the vicinity of its Freeway Well and study the feasibility of potential groundwater cleanup and/or protection measures. The feasibility study was completed in September 2021.
- A Hazard Mitigation Grant Program application was approved to retrofit approximately 175 traffic signals with a battery backup system which will provide power for four hours following a power outage. Construction of these systems was completed in August of 2021.
- Progress was made toward the replacement for Fire Station 5, located in the Fountaingrove area, and included environmental review and land acquisition, which were approved by Council in February 2022. An award for design/building of the Fire Station is anticipated in Fall 2022.
- Environmental Compliance Inspectors review hazardous waste manifests to ensure that hazardous materials are not being dumped to sewer. These actions protect the Laguna Treatment Plant, sanitary sewer, and storm sewer collection systems. Secondary containment is verified for Resource Conservation and Recovery Act (RCRA) and California Non-RCRA wastes. Outside storage of equipment, chemicals, and materials is evaluated to verify that rain will not wash unwanted materials, especially hydrocarbons, to the storm drain system. Best Management Practices are shared as they relate to these inspection items. Additionally, businesses are encouraged to contact the local Certified Unified Program Agency (CUPA) with questions.
- Planning and Economic Development Department staff review new development for compliance with building code requirements including soil stability and seismic risk evaluation and require appropriate erosion control measures during construction.
- In 2021, the Emergency Operations Center (EOC) was activated one time for a flash flood event in October requiring the evacuation of 95 homes. The City is working through the implementation of a state grant to upgrade the EOC over the next few years, which will allow it to remain 'hot' (permanently set up) rather than 'warm' (ready to go) where the space is shared amongst multiple departments. Over the summer the City distributed 12K NOAA Weather Radios provided by a FEMA grant to the community at 6 drive-through events, allowing additional alert and warning capability. Two major plans; the Emergency Operations Plan (EOP), and Continuity of Operations Plan (COOP), are due for update in 2022, including their respective annexes.

## ART AND CULTURE ELEMENT

The General Plan Art and Culture Element calls for public art throughout Santa Rosa. Over the years, the City's Public Art Program has grown to include the following key areas:

### *Public Art Program*



In late 2018, the Public Art Program was relocated from the Recreation & Parks Department to the Planning & Economic Development Department.

Some 2021 Public Art Program highlights include:

**Public Art Strategic Plan.** In 2019, the program began a strategic planning process that was completed in February 2021. The planning process resulted in a roadmap to operationalize the Public Art Program's vision and goals over the next four years. The Public Art Program and Art in Public Places Committee (APPC) embarked on a process to set a new, bold vision that can help the City navigate the current crises and build an empowered, thriving, and inclusive Santa Rosa community connected through the power of art. The plan was created in collaboration with City staff, APPC members, area artists, issue experts, community leaders, and engaged citizens. More about the plan can be found [HERE](#).

#### *Vision*

An empowered, thriving, and inclusive Santa Rosa community connected through the power of art.

#### *Mission*

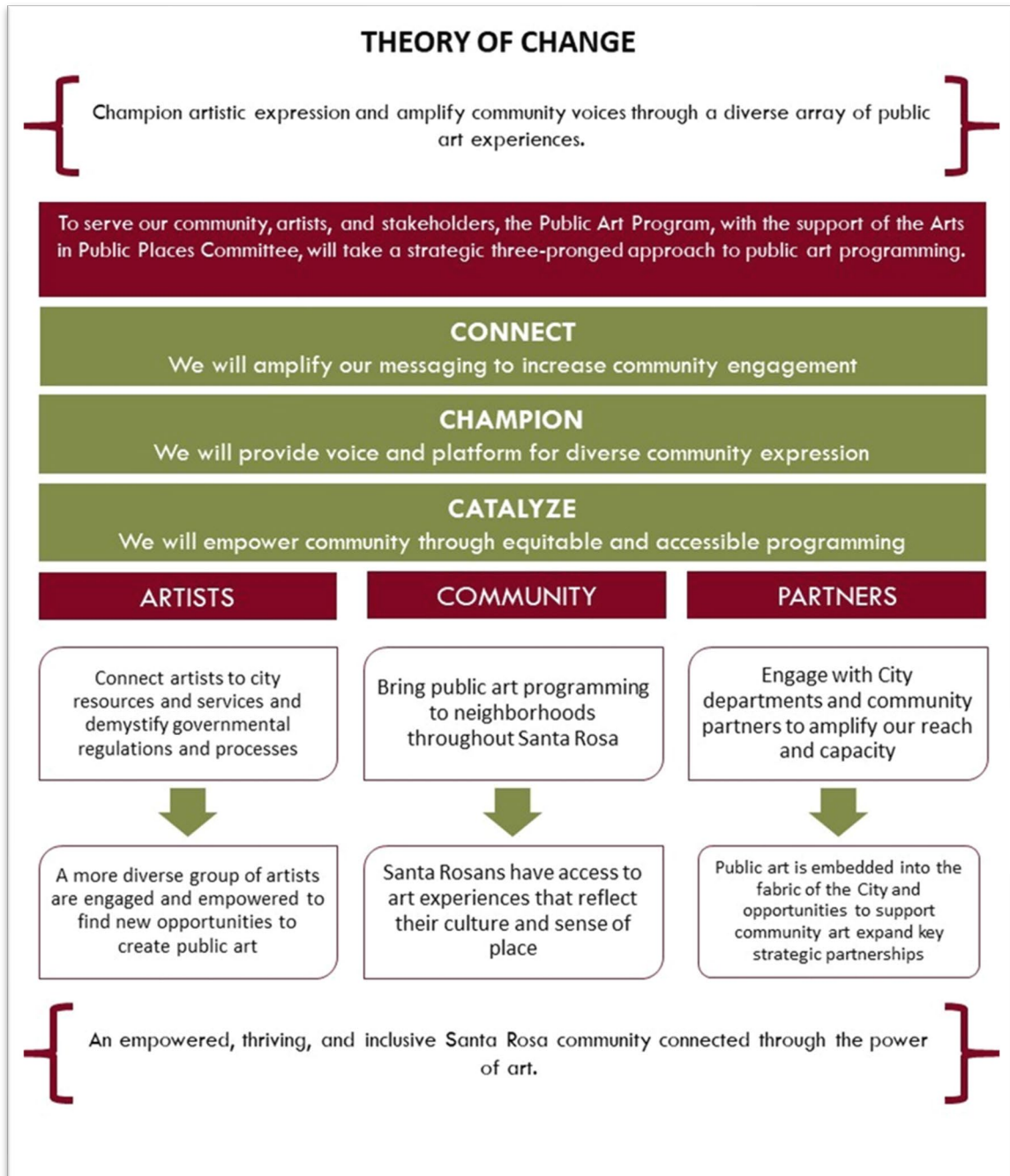
Champion artistic expression and amplify community voices through a diverse array of public art experiences.

#### *Theory of Change*

Our theory of change, as seen below, articulates how the Public Art Program will fulfill the vision of a thriving and inclusive Santa Rosa region. It outlines the logic behind how our mission and activities will produce outputs and outcomes that lead to our vision.

## Public Art

Public art is art—in any media—that is created for the benefit of the general public. Public art is inherently expansive, requiring only that it be visually and/or physically accessible to the public. In Santa Rosa, we strive for public art that is placemaking, meaning-making, and community-building, and welcome art makers of any discipline, practice, background, and vision.



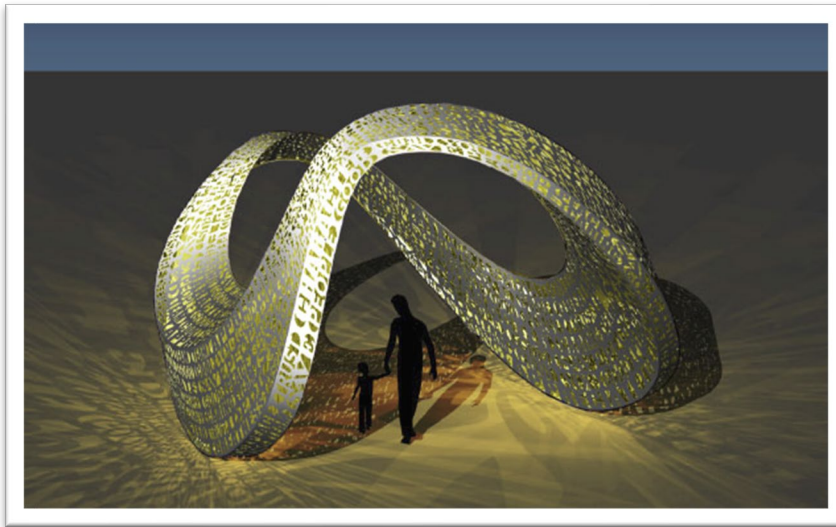


Figure 25 - Unum, Blessing Hancock

**Imagine Art in Old Courthouse Square Public Art Project.** In December 2020, Blessing Hancock was approved for her work *Unum* by the Art in Public Places Committee. Inspired by the unified Old Courthouse Square, the sculpture embraces themes of welcoming and inspiration, while relaying the Santa Rosa values of innovation and cultural inclusivity through its integral text, which was collected through a

community engagement process in 2021. Eighteen words were identified through the process to appear in the languages most commonly spoken in Santa Rosa. Installation is anticipated in Summer 2022.

**Ruth Asawa Art Panels.** Returning the Ruth Asawa Panels to a new fountain in Old Courthouse Square has been planned since the reunification of the square in 2016. In 2021, the Public Art Program, working with a conservator, the family of the artist and experts in the field recommended the panels to be cast in bronze. The original glass fiber reinforced concrete (GFRC) material deteriorated over time, threatening the structural integrity of the panels. In August 2021, the Art in Public Places Committee approved casting the panels in bronze. In November 2021, the City Council

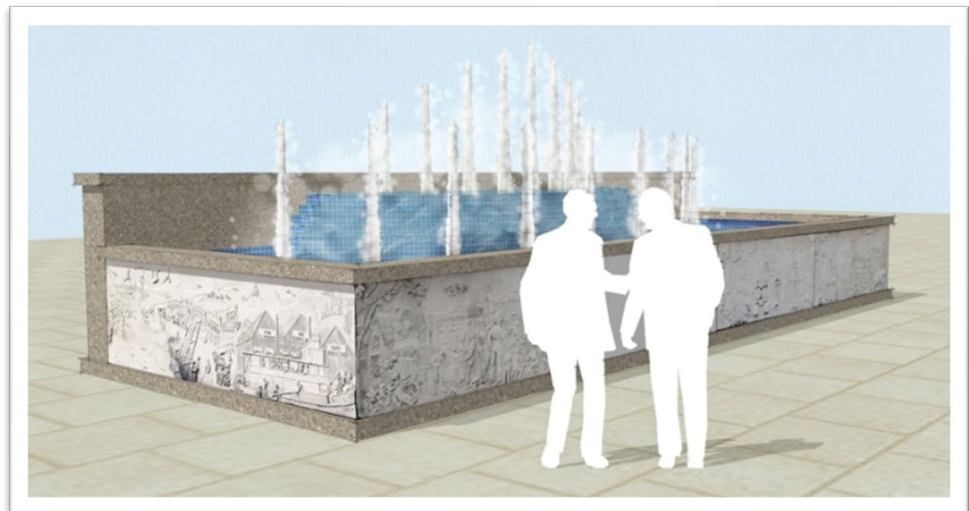


Figure 26 - Rendering of Ruth Asawa Panels on Old Courthouse Square Fountain

approved funding to complete the bronze casting. Coordination efforts are underway with private sector partners who are constructing the fountain. It is anticipated the art panels will be installed in the next year.

**Maintenance & Conservation.** To care for its existing collection, the Public Art Program performs annual repairs and maintenance on murals, sculptures, and mosaics. In 2021, repairs and/or annual cleaning was performed on the following items: *Hangover II* by Charles Ginnever, *Daphne* by Ron Rodgers, *Untitled* by Harry Dixon, *El Viejo* by Florence Dixon, *Illumination* by Mario Nardin, *Guardian of the Creek* by Mario Uribe/Artstart, *Wellspring* by Wowhaus, and *ZAGG* by Michael Hayden.

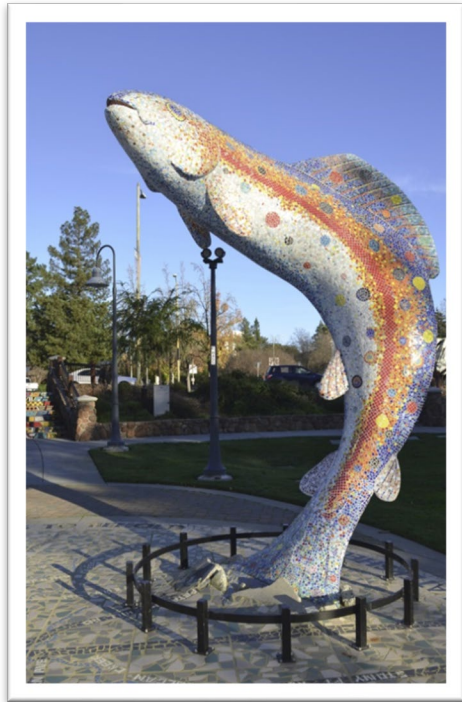


Figure 27 - *Guardian of the Creek*, Mario Uribe/Artstart



Figure 28 - *ZAGG*, Michael Hayden

## II. ANNUAL REVIEW OF THE GROWTH MANAGEMENT PROGRAM

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The City's Growth Management Ordinance regulates residential growth. In 2021, the Growth Management Ordinance allowed 800 new residential allotments. Each allotment allows for the future issuance of a building permit.

Growth Management allotments are available from two reserves, "A" and "B," each reserve having 400 new allotments per year. Reserve "A" allotments are for accessory dwelling units, mixed use units, units affordable to very low- and low-income households, and other qualifying units. Reserve "A" qualifying units also include all multifamily units, for-sale single family attached units with project density of 10 units per acre or more, and smaller single family attached or detached units with maximum lot size, square footage, and bedroom requirements. Reserve "B" allotments are generally for any single-family unit greater than 1,250-square feet.

Section 21-03.140 of the Growth Management Ordinance specifies that at least once each calendar year, City staff shall prepare a report on the Growth Management program. The following covers the information required by the Ordinance for the 2021 calendar year.

- 1) The number of building permits issued (1) with Reserve "A" allotments and (2) with Reserve "B" allotments during the time period covered by the report.**

In 2021, 1,404 residential building permits were issued. Of these permits, 1,225 were issued with Reserve "A," allotments and 179 were issued with Reserve "B" allotments.

- 2) The number of entitlements, if any, that remained unallotted in (1) Reserve "A" and (2) Reserve "B" during the time period. The number of Reserve "A" entitlements, if any, borrowed from the next year's Reserve "A" entitlements. The number of Reserve "B" entitlements, if any, that were reserved in future calendar year entitlements.**

In 2021, 400 new Reserve "A" allotments became available, with 1,225 Reserve "A" qualifying units permitted. Pursuant to City Code section 21-03.090 Untitled entitlements, Reserve "A" entitlements which are not allotted in a particular calendar year shall be added to the new Reserve "A" entitlements which will become available in the next calendar year. In 2021, 825 of the 830 Reserve "A" allotments that remained available from 2015, 2016, 2017, and 2018 were used. Of the 400 new Reserve "B" allotments made available in 2020, 179 allotments were used including the recordation of the Elson Place, Baggett Cottages, Grove Village, and Kerry Ranch I final subdivision maps.

- 3) An evaluation of the coordination of planning and development decisions, including infrastructure planning, with policies related to growth management.**

Residential development is not approved without acknowledging the requirements of the Growth Management Ordinance. Residential development applications must indicate the total number and type of units proposed and for what year reserve allotments are requested.

The relationship between infrastructure planning and the growth management program is indirect. Infrastructure planning is done on a broad basis, to ensure there is sufficient infrastructure to serve General Plan buildout as well as to support

individual project requirements. The Downtown and North Santa Rosa Station Area Specific Plans outline the infrastructure needs and cost estimates for future development within each respective plan area.

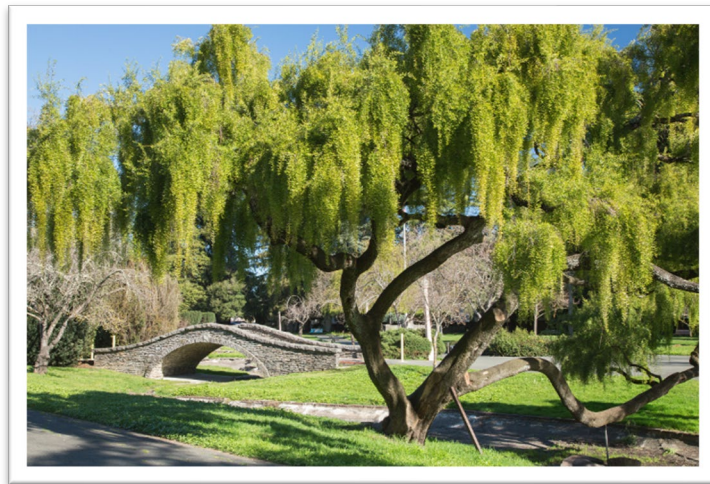
Development impact fees are used to finance capital improvement projects. Projects programmed in the City's Capital Improvement Program (CIP) are reviewed annually by the Planning Commission to ensure that the CIP is consistent with improvements identified by the General Plan.

- 4) **An analysis of the provision of public services, and if those services, including fire and police response, parks, water, and wastewater services, have sufficient capacity to meet the needs of Santa Rosa.**

Planning to ensure sufficient capacity to meet the future service needs of Santa Rosa is ongoing. The City meets each of the above noted service needs in the following ways:

### **Parks**

Santa Rosa's Park acreage includes approximately: 1,036 acres of neighborhood and community parks, open space, special purpose parks, recreational facilities, public plazas and gathering spaces, and a golf course. The City maintains an additional 65 acres of medians, roadway landscapes and frontages. The General Plan standard is 6 acres of



*Figure 29 - Juilliard Park Stone Bridge*

park land per 1,000 residents, with city parks (community, neighborhood, and special purpose) making up 3.5 acres per 1,000 residents, publicly accessible school recreational land accounting for 1.4 acres per 1,000 residents, and public serving open space accounting for 1.1 acres per 1,000 residents. City staff continue to work to ensure provision of parks and recreation and community facilities for Santa Rosa residents. City Staff continues to work diligently to acquire new park land and open existing land to new recreational features.

### **Conditions That Could Affect Water Supply**

The National Marine Fisheries Service (NMFS) requires the U.S. Army Corps of Engineers (USACE) and Sonoma Water to ensure protections for three salmon species that are listed under the federal Endangered Species Act: Central California coast steelhead (*Oncorhynchus mykiss*); Central California Coast Coho salmon (*O. kisutch*); and California Coast Chinook salmon (*O. tshawytscha*). City restoration efforts include the protection and enhancement critical habitat and managing waterway flow rates among others. Adhering to NMFS waterflow requirements could impact Sonoma

Water's ability to meet peak water demands during prolonged dry seasons.

Sonoma Water and USACE completed construction of the final elements of Phases I through III including habitat enhancement in six reaches along the 14-mile length of Dry Creek between Lake Sonoma and the Russian River confluence.



*Figure 30 - USACE and Sonoma Water employees work to improve Dry Creek waterflows and salmon habitat.*

In 2021, some minor damage occurred in a small area of the inlet of a newly constructed site as a result of a panel of erosion control fabric being

lifted up during the approximate 3,000 cfs flows that occurred during the October 24, 2021, atmospheric river event. No other damage was noticeable to any of the features throughout the site. Sonoma Water environmental staff continue to conduct physical and biological surveys on previously constructed and maintained sites to quantify the habitat areas and identify changes or maintenance needs. This involves collecting topographic data and imagery with drones, surveying the topography and the underwater bathymetry, measuring the velocity and depth of the water, and recording the location and extent of specific habitat structures such as log jams, pools, and riffles.

Sonoma Water and the Army Corps of Engineers continue to make progress on Phases IV through VI of the habitat enhancement project. The bid documents for Phase IV were completed and construction is planned for summer 2022. The Army Corps completed review of right-of-way agreement modifications requested by some participating property owners. The 99% design submittals for Phases V and VI were completed. Construction of Phase V is scheduled to begin in summer 2023 and Phase VI in 2024. A successful project will enable flow rates in Dry Creek to meet the current and future water demands of Sonoma Water, further stabilizing the region's water supply.

### **Future Water Supply**

The City adopted its 2020 Urban Water Management Plan (UWMP) and submitted it to the State Department of Water Resources on June 30, 2021. The UWMP provides an updated analysis of the City's projected water demand, water supply, and water supply reliability for the next 25 years. The City's projections integrate population growth, forecasted development, potential climate change impacts, and anticipated water savings from plumbing codes and regulations. The UWMP includes an analysis of water supply reliability in the event of five consecutive dry years for 2021-2025 and for each five-year increment through 2045.



In addition, the City prepared and adopted an updated Water Shortage Contingency Plan (WSCP) in June 2021. The WSCP describes how the City will respond to water shortage conditions in times of drought, supply reductions, or emergencies to ensure the City is prepared to respond to water shortages ranging from mild (up to 10%) to severe (over 50%). Short-term water supply shortages are anticipated in the City's long-term water supply planning and are not expected to constrain new development. The City adopted an Amended WSCP on November 30, 2021, with changes to the Excess Use Penalty structure and revisions to the offset requirements for any new development that may occur during severe shortages (Stages 5-8).

The City's 2020 UWMP water demand analysis indicates that the City water supply will be adequate to meet demand through 2045. As described in the WSCP, the City will enact the appropriate stage of its Shortage Plan to ensure water demand does not exceed supply.

On April 21, 2021, the Governor declared a drought emergency in Sonoma County due to historically low rainfall in 2020 and 2021. On June 14, 2021, the State Water Resources Control Board (SWRCB) issued a Temporary Urgency Change Order approving Sonoma Water's request to reduce their releases from Lake Sonoma into the Russian River, the source of 95% Santa Rosa's drinking water. The SWRCB Order also required that Sonoma Water, the regional water supply wholesaler, reduce the amount of water it supplies to communities by 20 percent, compared to 2020 levels, from July through December of 2021.

In Santa Rosa, this triggered a need to enact a water shortage declaration with prohibitions and water use restrictions to ensure the Santa Rosa community reduced water use immediately. On June 29, 2021, the Santa Rosa City Council declared a Stage 3 water shortage and adopted a mandatory 20 percent communitywide reduction in water use and initiated water prohibitions and restrictions. These actions were in addition to the City's ongoing Water Use Efficiency programs and ongoing enforcement of its Water Waste Ordinance.

On October 19, 2021, the Governor issued a proclamation extending the drought emergency statewide and further urging Californians to step up their water conservation efforts. Due to local October storm events in the Russian River watershed, instream flows in the Russian River increased. As a result, the SWRCB issued an amended order that temporarily suspended the ban on Russian River water diversions for water rights holders. The amended order also required Sonoma Water customers that are urban water suppliers to implement the appropriate stage of their respective Water Shortage Contingency Plans, consistent with the Governor's October 19, 2021 emergency drought proclamation. Santa Rosa was already in compliance with this requirement.

While rains through December brought much needed precipitation, the reservoir level in Lake Sonoma continued to be historically low. Therefore, the City remained in a Stage 3 water shortage, requiring a 20% reduction in water use compared to 2020. The community exceeded this goal by reducing total water use by 23% for the July-December time period compared to the same time period in 2020.

Santa Rosa plans to continue to enact Stage 3 of its WSCP until sufficient rainfall

replenishes Lake Sonoma and the Russian River watershed. However, if no additional rainfall is received in the first half of 2022, the City may need to declare a more severe water shortage emergency (Stage 4 or higher) to ensure demand for water does not exceed very limited supplies.

## **Wastewater**

The City's wastewater collection system, inclusive of scheduled, planned, and anticipated CIP projects, is anticipated to adequately serve existing and future development needs as predicted by the General Plan. Example CIP projects include ongoing annual replacement of wastewater collection and trunk pipelines, improvements to wastewater lift stations, and maintenance and repair of the City's wastewater system.

Wastewater from Santa Rosa is treated at the Laguna Subregional Wastewater Treatment Plant (LTP) and is reclaimed in the Santa Rosa Subregional Water Reclamation System. The CIP includes LTP and reclamation system improvements that are intended to maintain adequate capacity to treat and reclaim General Plan anticipated wastewater volumes. The reclamation system's current 21.34-mgd capacity is anticipated to be sufficient into the future. Projects that would expand the existing reclamation system to 25.89-mgd to meet General Plan projections for Santa Rosa and other subregional partners have been identified.

**5) A listing of any significant problems which arose during the time period covered in administering the Growth Management program.**

No specific Growth Management administration problems were experienced in 2021; however, there is overall conflict between the program and realization of City housing production goals and Regional Housing Needs Assessment requirements. The maximum allowable 800 residential allotments per year is further limited on a per project basis to 75 single-family allotments per year and 200 multi-family allotments per year and Council action is required to allow more than 400 allotments per calendar year for most detached single-family construction. During both 2020 and 2021, Reserve "A" allotments were borrowed from previous years, however, this may not be a viable way to achieve housing goals depending on the number of residential units in future years.

**6) A listing of any staff recommendations, with regard to changes or revisions to the adopted program to improve its effectiveness and/or administration.**

See item seven (7) response below.

**7) A recommendation, if any, together with factual supporting data, as to whether the Growth Management Element of the General Plan and/or the Growth Management program should be substantially revised or discontinued.**

The Growth Management Ordinance, Chapter 21-03 of the City Code, sunset at the end of 2020, however, General Plan Policy GM-B-1, in the Growth Management Element, provides housing allocations through 2035. Staff is evaluating amendments to the Growth Management General Plan Element as a part of the comprehensive General Plan update with considering the City's current and projected need for housing

development including affordable housing.

### III. ANNUAL REVIEW OF THE INCLUSIONARY HOUSING ORDINANCE

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The City's 2016 Housing Action Plan seeks to increase development of affordable housing. A key tool in that effort is the Inclusionary Housing Ordinance. The Inclusionary Housing Ordinance requires that housing projects include on-site affordable units or the payment of “in lieu” funds which are used for affordable housing development. Allocated units are defined as a newly constructed “for-rent” or “for-sale” dwelling unit which is:

- Made available and occupied by a household of lower or moderate income
- Subject to occupancy and affordable rent or sales price controls for a period of not less than 55 years
- Compatible with the design of other units in the residential housing development of which it is part in terms of exterior appearance, materials and quality finish, and
- A similar unit type and bedroom mix to the overall residential development.

Pursuant to City Code Section 21-02.140, City staff reports on the effectiveness of the inclusionary housing ordinance at least once each calendar year including the items listed below.

**1) The number of allocated units, both on and off site, issued building permits during the time period covered by the report.**

Between January 1 and December 31, 2021, a total of 298 allocated units were issued building permits on the respective housing development site. No building permits were issued for allocated units off site.

**The number of qualifying units, owner/builder units, second units, very low- or low-income units and mixed-use units issued building permits during the time period covered by the report.**

Between January 1 and December 31, 2021, 1,309 units were subject to the Inclusionary Housing Ordinance. In 2021, 95 building permits were issued for Accessory Dwelling Units (excluding the fire rebuild area), which are exempt from the Inclusionary Housing Ordinance. Building permits were issued for 471 units targeted to lower income households, including 28 units for extremely low-income households, 183 units for very low-income households, 190 units for low-income households, and 70 for moderate-income households. A total of nine owner/builder building permits were issued (for Accessory Dwelling Units) outside of the fire rebuild area last year.

**2) The amount of housing impact fees collected.**

In 2021, \$1.58 million was collected in Housing Impact fees, representing a 24 percent increase from 2020, when \$1.2 million was collected. The amount of Housing Impact fees collected since the Ordinance’s adoption in 1992 is more than \$33 million. A total of 1,870 affordable units have been supported through this fee.

**3) The amount of acreage by land use category dedicated to the City.**

No land was dedicated to the City through the Inclusionary Housing Ordinance during 2021.

- 4) **A listing of any staff recommendations, with regard to changes or revisions to the adopted program to improve its effectiveness and/or administration.**

The Inclusionary Housing Ordinance was updated in December 2019. Planning and Economic Development and Housing and Community Services staff continued implementation of this Ordinance in 2021 without issue. There are no staff recommended changes at this time.

**HOUSING ELEMENT POLICY APPENDIX  
2021 ANNUAL PROGRESS REPORT**

Policy	Objective	Housing Element Timeframe	Policy Implementation Status
H-A-1	Ensure adequate sites are available for development of a variety of housing types for all income levels, including single and multifamily units, mobile homes, transitional housing, and homeless shelters.	Ongoing	The 2014 Housing Element identified vacant parcels available for construction of residential units at various densities. Subsequent rezones in the SMART station areas increased the number of sites zoned for high density residential housing. The City Council adopted an updated Downtown Station Area Specific Plan in October 2020 which offers strategies designed to encourage density and increase housing production for all income levels. The City is currently updating its General Plan which will update the inventory of vacant parcels and explore density increases within appropriate areas. Planning staff are also working on the development of a Missing Middle Housing Ordinance which would increase the residential densities on many sites located within walkable neighborhoods.
H-A-2	Pursue the goal of meeting Santa Rosa’s housing needs through increased densities, when consistent with preservation of existing neighborhoods. The number of affordable units permitted each year, and the adequacy of higher density sites shall be reported as part of the General Plan Annual Review report.	Ongoing	The City's Density Bonus Ordinance was updated in November 2021 to comply with State density bonus law which now allows qualified affordable housing projects at 50% density increase and further reduces parking ratios, especially for projects served by transit. The City’s supplemental density provision has not changed and allows up to a 100% density bonus, depending on project location.
H-A-3	Promote conservation and rehabilitation of the existing housing stock and discourage intrusion of incompatible uses into residential neighborhoods which would erode the character of established neighborhoods or lead to use conflicts.	Ongoing	City staff continue to implement the City’s Zoning Code regulations, which consider land use compatibility in residential neighborhoods, on a project-by-project basis. In 2021, City staff continued to administer the Housing Quality Standards Inspection Program, and the Neighborhood Revitalization Program, which focus on rehabilitating existing housing stock throughout the City, in particular housing units for low-income households.
H-A-4	Meet and confer with Sonoma County Planning staff on a regular basis to address housing needs of lower income and special needs groups, to coordinate regarding issues including infrastructure, zoning and land use, annexations, community acceptance strategies, homeless shelters, farmworkers, persons with disabilities, environmental	Ongoing	City and County staff meet as needed to discuss housing needs regionally. Santa Rosa planners attend monthly Planning Advisory Committee (PAC) meetings, comprised of Planning staff from each of the nine cities within the County and County of Sonoma staff, and a representative from the Association of Bay Area Governments, to collaborate on State Legislation related to housing, and discuss State and regional funding opportunities and regional transportation issues and opportunities. Annexation initiatives are discussed on an as needed basis between City and County staff.

	issues, funding, and impact fees.		
H-A-5	Improve community acceptance of higher density housing through community-based outreach, recognition of existing livable neighborhoods, and assurance of well-designed high-density projects.	2018	This policy is implemented on a project-by-project basis. In 2021, Planning staff continued to hold neighborhood meetings, continuing with a virtual format in response to the COVID-19 pandemic, to raise public awareness of proposed projects, to ensure transparency, and to receive public input. Additionally, projects which utilized the City's Pre-Application Meetings and/or Concept Design Review benefitted from early feedback regarding the project design.
H-B-1	Rehabilitate 50 housing units annually through the city's rehabilitation programs, focusing on very low- and low-income beneficiaries.	Ongoing	Housing Choice Voucher Housing Quality Standards Inspections resumed in October 2021 after being suspended in March 2020 due to COVID-19. For the months of October - December 2021, 108 inspections were performed. A total of 116 units were rehabilitated in 2021 following Housing Choice Voucher Housing Quality Standard inspections. Rehabilitations from these inspections may be minor in nature, and do not always require a building permit to correct. In addition, Code Enforcement violations resulted in the issuance of 76 building permits to bring residential units of all income categories to current building code standards. These building permits included modifications to plumbing, electrical and other systems. In addition, in 2021, the Housing Authority provided a loan in the amount of \$77,498 for rehabilitation of Hearn House, a 15-bed transitional housing development for extremely low-income formerly homeless veterans.
H-B-2	Discourage the subdivision of mobile home parks or conversion to other uses through enforcement of the Conversion of Mobilehome Parks chapter of the City Code.	Ongoing	Implementation of the City's Mobilehome Parks Conversion ordinance is conducted on a project-by-project basis.
H-B-3	Retain federal, state and locally subsidized affordable units which may be lost through contract termination.	Ongoing	No locally funded affordable units were lost to market rate in 2021.
H-B-4	Continue improving living conditions in the city's neighborhoods through active code enforcement and the Neighborhood Revitalization Program.	Ongoing	The Code Enforcement Division continued to operate the Neighborhood Revitalization Program (NRP) in 2021. This Program, a coordinated inter-departmental City task force, focuses on improving living conditions and quality of life in specific neighborhoods throughout the City. The NRP resulted in 102 cases opened in 2021 and 26 cases closed. Cases identified through the NRP inspections often do not require a building permit to resolve, and include addressing issues including door and window weatherstripping, inadequate smoke detectors, and moisture and mold.
H-B-5	Revise the Condominium Conversion Ordinance to preserve rental apartments from conversion to ownership units.	2018	The existing Condominium Conversion Ordinance has not been updated; however, the City has not received any applications or inquiries related to condominium conversions since the 2014 General Plan Housing Element update.

H-B-6	Administer the federal Section 8 Housing Choice Voucher rental assistance program.	Ongoing	The Housing Authority continues to administer the Section 8 Housing Choice Voucher program providing assistance to over 2,000 households.
H-B-7	Continue to designate a portion of the Real Property Transfer Tax, through annual budget appropriations, to affordable housing programs.	Ongoing	The Housing Authority budgets a portion of the Real Property Transfer Tax for citywide affordable housing programs.
H-B-8	Review and document the performance of affordable housing programs annually. Report the number of affordable units developed from various funding sources, the number and income levels of households assisted through various programs and the number of existing homes sold at affordable prices.	Ongoing	This policy goal is met by various ongoing city housing programs and is reported annually to HCD and the City Council in compliance with State law.
H-B-9	Continue to operate the Mobile Home Repair Loan and Mobile Home Rent Deferral programs.	Ongoing	In 2021, the Department of Housing and Community Services did not have the funds to provide new Mobile Home repair loans but continued to administer the existing loans from these sources.
H-B-10	Recognize existing nonconforming residential uses which are located in non-residential land use categories. Allow such uses to be zoned residential and to be found consistent with the General Plan on an interim basis, until the area is ready to convert and rezone to non-residential uses	Ongoing	This policy is implemented on a project by project as allowed through the non-conforming section in the City's Zoning Code.
H-C-1	Amend the Housing Allocation Plan, the city's inclusionary housing ordinance, to change the trigger for provision of affordable units from acres to units and to consider elimination of the exemption for mixed use developments and a commercial linkage fee.	Complete	In 2019, the Inclusionary Housing Ordinance was amended to (1) revise the inclusionary (on-site) affordable unit percentage requirement, (2) modify the Housing Impact Fee structure, (3) reduce the inclusionary percentage and housing impact fee for multifamily housing and mixed-use development in the Downtown Area to help encourage higher intensity development, and (4) establish a new Commercial Linkage Fee to increase affordable housing development within the City.
H-C-2	Implement the Housing Allocation Plan to increase the number of affordable units in Santa Rosa, both on site and through collection of in lieu fees and subsequent development of affordable units.	Ongoing	In 2021, \$1.58 million was collected through In-Lieu Housing Impact fees and will be used to subsidize affordable housing projects.
H-C-3	Utilize fees generated through the Housing Allocation Plan for the development of housing units affordable to	Ongoing	Fees generated through the In-Lieu Housing Impact fees from the City's Inclusionary Housing Ordinance are used for the construction of affordable units. Since 1992, 1,870 affordable units have been supported through this



	extremely low-, very low-, and low-income households.		fee.
H-C-4	Consider a Commercial Linkage Fee for non-residential development to increase funds available for the development of housing units affordable to very low- and low-income households	Complete	This implementation measure was completed through the 2019 update to the City's Inclusionary Housing Ordinance.
H-C-5	Rezone Medium and Medium High-Density sites of two acres or more concurrent with the adoption of this Housing Element to facilitate the development of higher density sites	Complete	This implementation measure has been completed.
H-C-6	Rezone residential and mixed use sites in the Downtown Station Area Specific Plan boundary to allow residential uses by right.	Complete	This implementation measure was completed in November of 2020.
H-C-7	Utilize the Santa Rosa Housing Trust to maximize and leverage available federal, state, and local funding to assist in the development of affordable housing, the preservation and rehabilitation of low-income housing, the development and maintenance of homeless shelters, and the acquisition and development of facilities for the physically and developmentally disabled	Ongoing	These activities are ongoing.
H-C-8	Continue to provide funding for affordable housing projects, particularly if a portion of the project units are targeted to extremely low-income households.	Ongoing	The City and Housing Authority continue to provide financing for affordable housing projects through ongoing revenue, including Housing Impact fees, and State and Federal grants.
H-C-9	Allow Low Density sites of 3 acres or less to develop at densities up to 15 units per acre under the following conditions: <ul style="list-style-type: none"> <li>• Where infrastructure is sufficient to support the increased density;</li> <li>• When the project design is compatible with the surrounding residential neighborhood in terms of building mass, setbacks and landscaping;</li> <li>• Where at least one very low</li> </ul>	Ongoing	This policy is implemented on a project-by-project basis.

	<p>or two low income rental units are included for every 10 market rate units with affordability maintained for 10 years; and</p> <ul style="list-style-type: none"> <li>• Where affordable housing units are incorporated into the neighborhood using superior design such that affordable units are indistinguishable from market rate units.</li> </ul>		
H-C-10	Encourage production of residential units downtown as envisioned by the Downtown Station Area Specific Plan.	Ongoing	The City Council approved an updated Downtown Station Area Specific plan in October 2020. The updated plan utilizes floor-area ratios (FAR) to encourage maximum density, reduces parking requirements, and provides fee-reduction incentives and other streamlining measures for downtown development. A November 2020 amendment to the City's Resilient City Development Measures extends measures that encourage housing and economic development within the City including reduced review authority for certain uses within the Downtown Station Area. As of January 2022, 596 residential units were under construction, and 757 residential units were under planning review or had been approved, in the Downtown Station Area Specific Plan area.
H-C-11	Provide opportunities for higher density and affordable housing development on regional/arterial streets and near the rail transit corridor for convenient access to bus and rail transit.	Ongoing	The City's General Plan 2035, the Northwest Station Area Specific Plan, and the Downtown Station Area Specific Plan designate higher density sites along regional/arterial streets and the rail corridor. Ongoing streamlining efforts seek to incentivize development in these areas through reduced parking requirements, increased height limits, the City's density bonus ordinance and fee incentives. The ongoing General Plan update process will include review for possible increased housing densities in these areas.
H-C-12	Promote the development of second units. Discuss this option with residential developers during initial development application meetings.	Ongoing	The City continues to update its local Accessory Dwelling Unit (ADU) Ordinance to comply with changes in State law. In 2021, Planning staff continued coordination with the Napa Sonoma ADU Foundation, a non-profit devoted to promoting the production of ADUs, by participating in educational webinars and collaborating on a variety of resources geared toward homeowners. The City's ADU permit review times continue to be shorter than review times mandated by State law, and building permits were issued for 95 ADUs in 2021.
H-C-13	Support affordable housing sponsors by continuing to provide funds to subsidize the production of affordable housing.	Ongoing	The Department of Housing and Community Services, through the Housing Authority, provides annual funding from a compilation of federal and local sources and programs to finance affordable housing production. The current Housing Authority Loan Portfolio includes approximately \$137 million in loan funds for over 4,500 subsidized units, across all funding sources.
H-C-14	Continue commitment of redevelopment area tax increment funds for	Ongoing	Redevelopment was dissolved by the Governor of California in 2011; loan repayments are used to rehabilitate existing dwelling units, acquire land for

	affordable housing programs. Utilize the Redevelopment Low- and Moderate-Income Housing Fund for affordable housing targeting extremely low-, very low-, low-, and moderate-income households.		development of new affordable units, and provide financial assistance to permanent supportive housing units.
H-C-15	Participate in tax credit and mortgage revenue bond programs which provide tax exempt, low-cost financing to developers of projects making a portion of the units affordable.	Ongoing	The City supports tax credit applications and serves as the sponsor for affordable housing bond issuances.
H-C-16	Aggressively participate in available federal, state, and private non-profit programs for the provision of affordable housing.	Ongoing	City staff works with HUD and HCD to access available all resources and grants to sustain and expand affordable housing in Santa Rosa.
H-C-17	Allow mobile homes on single family lots through issuance of a certificate of compatibility	Ongoing	Mobile homes are permitted on single family lots citywide with certain standards.
H-C-18	Continue participation in the Mortgage Credit Certificate program to assist lower income and/or first-time homebuyers in purchasing new homes	Ongoing	Mortgage Credit Certificates are not currently available. Staff is reviewing ability to reestablish program.
H-C-19	Investigate development of a Community Land Trust program for Santa Rosa to determine its feasibility and affordable housing production possibilities	2012	Housing Land Trust of Sonoma County works with developers and non-profit organizations to further homeownership opportunities throughout the County.
H-C-20	Encourage the development of units with three or more bedrooms in affordable housing projects.	Ongoing	City staff continuously meets and confers with applicants to address and encourage all levels of housing types and affordability.
H-D-1	Continue existing programs for persons with special needs, including disabled persons, elderly, homeless, large families, single parent households, and farmworkers.	Ongoing	The Housing Authority provides funding and regulatory oversight for properties that serve special needs individuals and families. These efforts include: the Housing Accessibility Modification (HAM) Program, Housing Opportunities for Persons with Aids, and projects serving seniors, disabled, large families, and farmworkers.
H-D-2	Require new units specifically for households with special needs by conditioning new multifamily construction to meet federal and state requirements for accessibility and/or adaptability for disabled persons.	Ongoing	All projects are required to meet California Building Code requirements, including, but not limited to, accessibility requirements.
H-D-3	Evaluate issues of	2011	ADA requirements are mandatory for multifamily projects,

	“visitability” in residential building design and develop a program for implementation of appropriate policies and/or standards		and any housing developments which utilize the density bonus program or state or federal funding. No additional measures have been evaluated.
H-D-4	Investigate and promote incorporation of universal design features in new residential construction by developing an ordinance based on the state’s voluntary model ordinance	2011	ADA requirements are mandatory for multifamily projects, and any housing developments which utilize the density bonus program or state or federal funding. No additional measures have been evaluated.
H-D-5	Encourage special housing arrangements, including shared and congregate housing and single room occupancy facilities (SROs), by helping sponsors obtain federal and state funds. Commit city funds (to the extent such funds are available for the purpose in light of competing housing objectives) to help non- profit developers of such housing types.	Ongoing	The City continues to facilitate and support innovative housing approaches on a project-by-project basis to provide a variety of housing opportunities.
H-D-6	Encourage the development of Single Room Occupancy facilities, consistent with the Single Room Occupancy Ordinance.	Ongoing	The City continues to facilitate and support innovative housing approaches on a project-by-project basis to provide a variety of housing opportunities.
H-D-7	Support the development of rental housing for seasonal and permanent farmworkers.	Ongoing	The City continues to encourage the inclusion of units for farmworkers in new affordable housing projects and provides consultation assistance and support in the State funding application process to affordable housing developers providing farmworker units. In 2021, the Housing Authority awarded \$2.9M in funds to the Mahonia Glen project, which designates 43 out of the 99 units for farmworkers and their families.
H-D-8	Amend the Zoning Code to include a provision allowing agricultural employee housing for six or fewer residents as a permitted residential use in residential zoning districts.	2010	This Zoning Code revision was completed.
H-D-9	Provide funding to groups providing shelter and other services to the homeless.	Ongoing	The City provides funding and support for homeless service providers such as Catholic Charities, the Living Room, Community Action Partnership, Sonoma County Continuum of Care (COC). In Fiscal Year 2021/2022, the City’s budget for homeless services, shelters, and the safe parking program was \$6.9 million.
H-D-10	Amend the Zoning Code to allow emergency shelters as a permitted use in the General Commercial (CG) district, subject to the same	2010	The Zoning Code has been amended to allow Emergency Shelters by right in the City's General Commercial (CG) zoning district.

	development standards as other permitted uses in the CG zone.		
H-D-11	Amend the Zoning Code to define supportive housing in the glossary and to allow transitional and supportive housing as residential uses, subject to the same regulations as other residential uses in the same zoning district.	2010	This Zoning Code revision was completed.
H-D-12	Support programs which address long term solutions to homelessness including job training and placement and which provide other supportive services.	Ongoing	The City provides funding and support for homeless service providers such as Catholic Charities, the Living Room, Community Action Partnership, Sonoma County Continuum of Care (COC).
H-D-13	Provide incentives for development of housing for the elderly, particularly for those in need of assisted and skilled nursing care. Incentives may include density bonuses, reduced parking requirements or deferred development fees.	Ongoing	The Zoning Code includes reduced parking ratios and density bonus options for senior housing, and community care facilities.
H-D-14	In new senior housing built receiving any development incentives or money from the city, require that a substantial portion, at least 25 percent, be available to low-income seniors.	Ongoing	This policy is implemented on a project-by-project basis.
H-D-15	Encourage development of senior housing not receiving city funding or concessions to provide a substantial number of units affordable to low-income seniors	Ongoing	This policy is implemented on a project-by-project basis.
H-D-16	Through flexibility in design guidelines which encourage innovative housing programs, stimulate development of senior housing which addresses the housing needs of the senior population	Ongoing	This policy is implemented on a project-by-project basis.
H-E-1	Eliminate discrimination in housing opportunities in Santa Rosa and assure that access to housing will not be denied on the basis of race, ethnic or national origin, religion, marital status, sexual orientation, age or physical disability. As an exception,	Ongoing	The City is a U.S. Department of Housing and Urban Development entitlement jurisdiction. The City provides annual funding for Fair Housing services. The City promotes Fair Housing activities by providing brochures for distribution to Section 8 clients and to others requesting housing information. Fair Housing Advocates of Northern California provides mediation and resolution of tenant/landlord disputes, outreach services, among other services. Information is also provided to local

	mobile home parks and other developments designed specifically for seniors or the disabled will be permitted to exclude children as permanent residents.		service providers that include Becoming Independent and Disability Services and Legal Center. In 2019, the City added a Housing Anti-Discrimination chapter to City Code to comply with state law and to prohibit housing discrimination based on source of income, including Section 8 Housing Choice Vouchers, and other rent subsidies.
H-E-2	Continue to fund and support Fair Housing of Sonoma County, which serves as the city's equal opportunity housing agency.	Ongoing	As a U.S. Department of Housing and Urban Development entitlement jurisdiction, the City provides annual funding for Fair Housing services. The City currently has a contract with Fair Housing Advocates of Northern California.
H-F-1	Ensure that residential projects are heard by the first decision-making board, within a period not to exceed 120 days of receipt of an application for development approval	Ongoing	In 2021, despite challenges due to the COVID-19 pandemic the City continued to improve interdepartmental coordination and effectively prioritize residential entitlement review, particularly residential projects with an affordable component. Planning staff continue to implement the Universal Permit Application created in 2020, which streamlines and encourages more complete permit submittals shortening project review timelines.
H-F-2	Fast track all development projects which are comprised fully of units affordable to extremely low-, very low-, and low-income households with long term affordability restrictions. Utilize a fast-track schedule mutually acceptable to the project applicant and the city.	Ongoing	The City continues to prioritize affordable housing projects by coordinating and focusing staff efforts across departments on residential projects particularly those with high unit counts, and affordable units.
H-F-3	Acquire sites for potential affordable housing projects, with subsequent disposition to affordable housing providers.	Ongoing	In 2021, the City's Real Property Team completed a citywide survey to identify and classify surplus lands, which identified four surplus vacant sites. The City continues to provide first right of refusal for surplus city land to developers of affordable housing. As determined by budget and goal setting processes, the Housing Authority funds property acquisition and banks land acquired for later provision to affordable housing developers.
H-F-4	Defer payment of development fees for affordable units.	Ongoing	The City continues to allow applicants to defer impact fees to final occupancy instead of permit issuance.
H-F-5	Revise the local Density Bonus Ordinance to ensure it reflects state law and to simplify the city process of obtaining a density bonus.	Complete	The City continues to modify the local Density Bonus Ordinance to reflect State Law. On November 9, 2021, the City Council adopted an ordinance to implement Assembly Bill 2345, which increased the maximum density bonus from 35% to 50% above the maximum general plan land use density and permits a 100% density bonus for 100% lower income housing developments.
H-F-6	Develop a checklist specific to affordable housing developments which will facilitate such projects in the Design Review process.	Complete	The City Council adopted Objective Design Standards for Streamlined and Ministerial Residential Developments (Zoning Code Chapter 20-39) effective December 20, 2019 to incorporate the intent of the Santa Rosa Design Guidelines to the greatest extent possible while

			complying with the intent of State legislation (Senate Bill 35) to facilitate and expedite the construction of housing in Santa Rosa.
H-F-7	Ensure that regulations contained in the Santa Rosa Zoning Code provide development standards, parking requirements, and use allowances which facilitate the development of housing for all income groups	Ongoing	The Zoning Code contains a number of concessions and a reduced parking requirement to facilitate the development of housing for all income groups, including through the density bonus program (updated in 2021 in accordance with State law) and the Inclusionary Housing Ordinance. The Inclusionary Housing Ordinance was amended in 2019 to (1) revise the inclusionary (on-site) affordable unit percentage requirement, (2) modify the Housing Impact Fee structure, (3) reduce the inclusionary percentage and housing impact fee for multifamily housing and mixed-use development in the Downtown Area to help encourage higher intensity development, and (4) establish a new Commercial Linkage Fee to increase affordable housing development within the City. In 2021, housing impact fees totaled \$1.58 million, and building permits were issued for 223 deed restricted affordable units.
H-F-8	Continue to participate in regional conservation efforts regarding sensitive habitat and endangered species to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to accommodate the City's RHNA	Ongoing	On a project-by-project basis, the City continues to implement the requirements of CEQA as they pertain to California Tiger Salamander and other sensitive plant and animal species, ensuring that impacts to habitat are minimized and that appropriate mitigation is required on- or off-site when necessary. Planning staff continue to attend regional meetings with representation from County jurisdictions and the Sonoma County Agricultural Preservation and Open Space District. These meetings provide a forum for regional coordination on long-range planning and policy efforts.
H-G-1	Maximize energy efficiency in residential areas.	Ongoing	The City participates in the County Property Assessed Clean Energy retrofit program, the Sonoma Clean Power renewable utility provider, and implementation of CALGreen building standards and select Tier 1 standards. The City has adopted all-electric reach code standards for new low-rise residential development effective January 1, 2020. New residential projects are reviewed for compliance with the Climate Action Plan.
H-G-2	Require, energy efficiency through site planning and building design by assisting residential developers in identifying energy conservation and efficiency measures appropriate to the Santa Rosa area.	Ongoing	The City participates in the County Property Assessed Clean Energy retrofit program, utilities Sonoma Clean Power as utility provider, and implements CALGreen building standards and select Tier 1 standards. The City also implements the requirements of the City's Climate Action Plan at the project level and has adopted all-electric reach code standards for new low-rise residential development effective January 1, 2020.
H-G-3	Promote energy efficiency in the provision and use of water in all residential developments	Ongoing	A citywide upgrade from manually read water meters to Advanced Metering Infrastructure (AMI) meters that report hourly usage rates, detect leaks and water waste was completed in 2021. In addition, new development is required to comply with CALGreen building standards, the City's Water Efficient Landscape Ordinance, and the Climate Action Plan.
H-G-4	Reduce the amount of water used, encourage the use of	Ongoing	The City continues to implement WELO standards for new construction and increased its turf removal rebate rate in

	recycled water for landscaping where available, and require compliance with the city's Water Efficient Landscape Policy		July of 2021. The Water Department continues community outreach and incentives for water reduction with programs including "Fix a Leak Week," Pool Cover rebates, and providing water efficient showerheads and faucet aerators upon completion of a WaterSmart Survey.
H-G-5	Continue to require the use of fuel-efficient heating and cooling equipment and other appliances, in accordance with the city's green building program.	Ongoing	The City continues to implement CALGreen building standards and select Tier 1 standards for energy efficiency in new construction. CALGreen building standards are required also for additions and remodels. The City adopted an all-electric reach code requirement effective January 1, 2020, which is applicable for new low-rise residential developments.
H-G-6	Continue to fund energy conservation through the Housing Authority's rehabilitation loans and develop programs to assist low-income households and rental properties in meeting weatherization and energy conservation needs.	Ongoing	The Housing Authority continues to utilize its affordable housing funds to construct new, energy efficient units and to rehabilitate residential units to include energy efficiency. Tracking improvements for energy efficiency will be considered in the future.
H-G-7	Work with organizations specializing in green building measures to develop public-private partnerships supporting energy efficiency retrofit programs for existing residential structures.	Ongoing	The City continues to participate in the County's Property Assessed Clean Energy loan program for energy efficient retrofits of existing residential structures.
H-G-8	Increase local energy awareness	Ongoing	Ongoing updates to City web resources to direct residents and developers to opportunities for energy efficient rebate programs, Property Assessed Clean Energy retrofit programs, and other energy efficiency resources.