City of Santa Rosa

2024 GENERAL PLAN, INCLUSIONARY HOUSING, and GROWTH MANAGEMENT ANNUAL REVIEW REPORT

April 1, 2025

Sheila Wolski
City Planner
Planning and Economic Development

City of Santa Rosa

Project Description

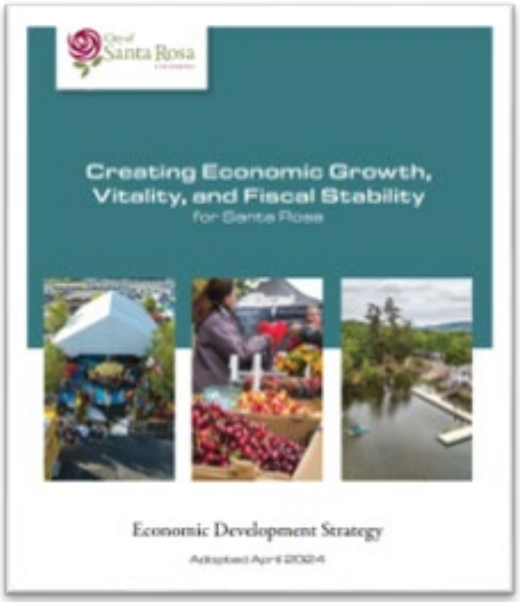
- Annual report on the City's progress toward meeting goals and policies of the General Plan, which addresses development, transportation, environmental conservation and other required elements. Annual review includes updates on Inclusionary Housing and the City's Growth Management Ordinance

- Following review and acceptance, report submitted to the Governor's Office of Land Use & Climate Innovation (LCI), formerly the Governor's Office of Planning & Research (OPR)

- Planning Commission reviewed and accepted report on March 27, 2025.

City of Santa Rosa

Economic Vitality



United Soccer League

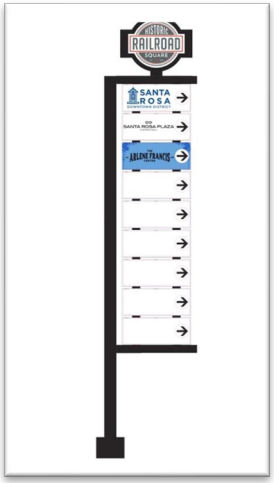
POP UP

Downtown

City of
Santa Rosa
CALIFORNIA
First Hour Free In Parking Garage

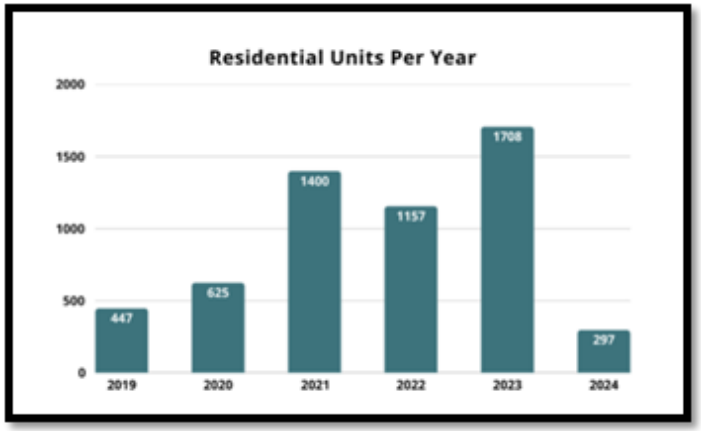
SR PUBLIC ART walk
City of Santa Rosa
CALL FOR ART
Showcase your artwork in the creative hub of the North Bay, transforming our urban spaces into an open-air gallery.
Theme: Urban Renewal
Applications open
March 13 - April 30, 2025
More info & apply at
SRCity.org/ARTS
Questions email
Arts@SRCity.org

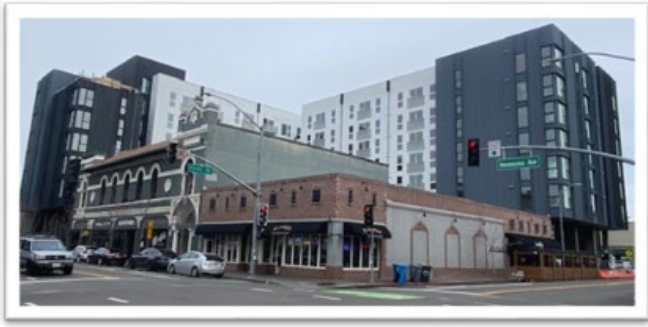
Santa Rosa
Downtown
Station
Santa Rosa
Transit Mall


HISTORIC
RAILROAD
SQUARE
SANTA
ROSA

City of Santa Rosa

Housing Element





Housing Element

Regional Housing Needs Allocation / RHNA

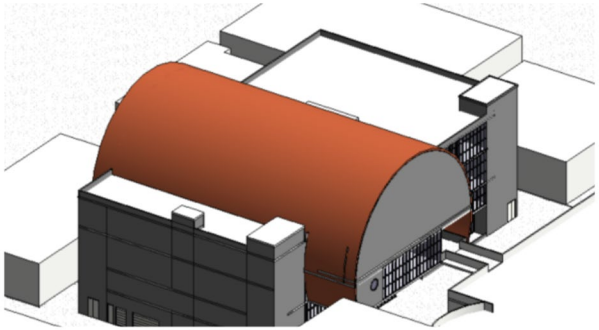
Units Issued Building Permits by Income Category 2023 – 2031 (6th RHNA Cycle)					
Income Category	Very Low	Low	Moderate	Above Moderate	TOTAL
ABAG RHNA Objectives	1,218	701	771	1,995	4,685
Projection Period*	142	160	2	324	628
2023 Issued	185	198	73	1,244	1,700
2024 Issued	0	0	0	297	297
Remaining Need by 2031	891	343	696	130	2,060**

*The Housing Element 6th Cycle projection period for RHNA began June 30, 2022, and the projection period numbers include units that were issued up until January 31, 2023. Units permitted during this timeframe count toward the 6th Cycle RHNA.

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

City of Santa Rosa

Land Use & Urban Design



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Transportation

MASCOTS

Marin-Sonoma Coordinated Transit Service Plan

City of Santa Rosa

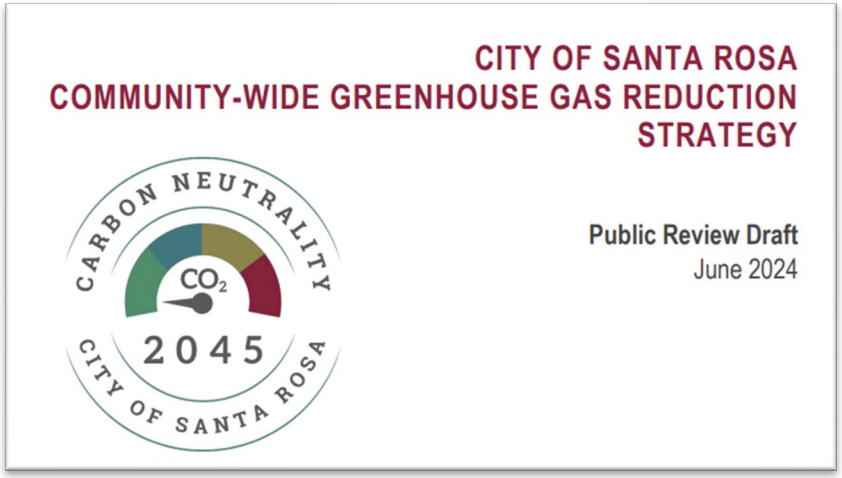
Public Services & Facilities

SANTA ROSA FIRE EST. 1894

SANTA ROSA POLICE

Santa Rosa WATER

Open Space & Conservation



City of Santa Rosa

Youth & Family

Growth Management Ordinance

Growth Management Ordinance adopted in 1992: monitor residential building permits issued, and residential units entitled

Reserve A: ADUs, deed restricted affordable units, multi-family units, smaller detached single-family units

Reserve B: single family detached units >1,250 sf

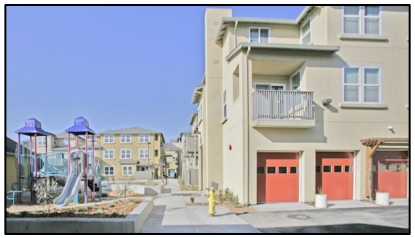
2024 Reserve A building permits issued: 156

2024 Reserve B building permits issued: 141

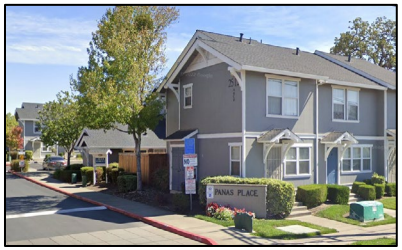
2024 Reserve A entitled units: 699

2024 Reserve B entitled units: 6

Inclusionary Housing



- Allocated unit: lower or moderate income, affordable rent or sales price controls for 55 years
- 2024: 297 units were subject to the Inclusionary Housing Ordinance.
- All units were market rate.
- 2024: $1.52 million collected in housing impact fees to support affordable housing in the City



Environmental Review

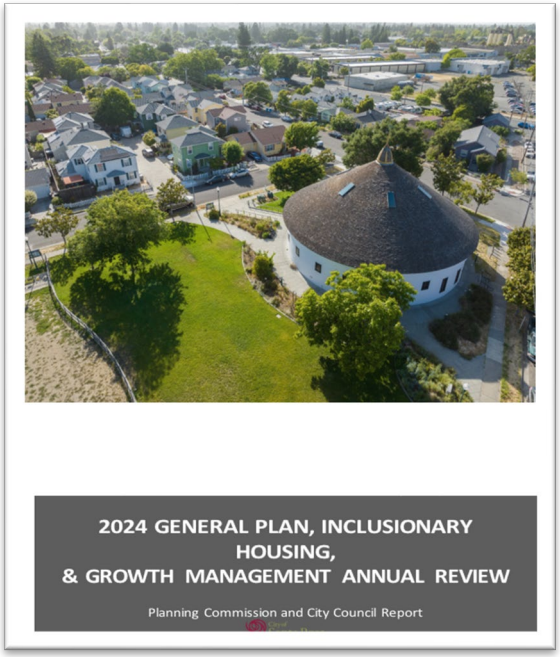
California Environmental Quality Act (CEQA)

The General Plan Annual Review Report is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guidelines Section 15378.

Recommendation

It is recommended by the Planning and Economic Development Department that the Council, by motion:

Review and accept the 2024 General Plan, Inclusionary Housing, and Growth Management Annual Review report.



Questions

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Planning and Economic Development

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