

RESOLUTION NO. 28394

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA REVISING THE HOUSING IMPACT FEE AS PROVIDED IN CHAPTER 21-02 OF THE SANTA ROSA CITY CODE – FILE NUMBER ST 12-007

WHEREAS, in November 2012, the Council revised Chapter 21-02, the Housing Allocation Plan, making fee payment the primary method of compliance of the plan; and

WHEREAS, the Council also directed preparation of a nexus study at that time to analyze the impact of market rate housing on the need for affordable housing and revision of the fee associated with the Housing Allocation Plan; and

WHEREAS, Economic and Planning Systems completed two studies, “Nexus-Based Affordable Housing Fee Analysis for For-Sale Housing” and “Nexus Based Affordable Housing Fee Analysis for Rental Housing,” which were published February 20, 2013 and are on file with the City Clerk; and

WHEREAS, these studies identified the impact that development of market rate for-sale and rental housing has on the demand for affordable housing and outlined maximum fees which could be charged related to this impact; and

WHEREAS, the Council has reviewed and considered the nexus studies and the reports, both oral and written, of staff and the representatives of Economic and Planning Systems; and

WHEREAS, on September 24, 2013, the Council held a duly noticed public hearing on the establishment of the housing impact fee at which public comments were received; and

WHEREAS, the Council finds that the housing impact fee will be used to fund the future development of affordable housing in Santa Rosa, consistent with the Housing Allocation Plan and the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Santa Rosa that:

1. Based on these nexus studies, the housing impact fee for for-sale units will be 2.5% of a housing unit’s sales price and will be collected when the sales price is known, which is anticipated to be at close of escrow, but in no event later than one year after final inspection.
2. The housing impact fee for rental units less than 910 square feet will be \$1 per square foot. Larger rental units will be subject to the fees in effect as of the date of this resolution as set forth in Exhibit A, made part of this resolution.

3. The housing impact fee for rental units shall be adjusted annually as outlined in City Code Chapter 21-02, with the index being selected by the Director of Community Development.

BE IT FURTHER RESOLVED that the revised housing impact fees will become effective in 60 days.

IN COUNCIL DULY PASSED this 10th day of December, 2013.

AYES: (7) Mayor Bartley, Vice Mayor Swinth, Council Members Carlstrom, Combs, Olivares, Ours, Wysocky

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST: \_\_\_\_\_  
City Clerk

APPROVED: \_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Attachment: Exhibit A – Housing Impact Fees by Unit Size