



May 30, 2023

**FOR YOUR INFORMATION**

To: Chair Weeks and Members of the Planning Commission

From: Conor McKay, Senior Planner

Subject: House Santa Rosa

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The House Santa Rosa initiative is a grant-funded project that will help facilitate the production of housing throughout Santa Rosa. The project has been designed to help community members and developers understand how parcels can be developed. Additionally, the project will facilitate the implementation of efficiencies related to required annual housing reporting.

- Phase 1 (by the end of June 2023): Initial versions of the tools will be released for internal review and demonstration.
  - Parcel Development Feasibility Tool: This tool will provide specific data points related to a parcel's development potential. If a developer has a property in mind, they can understand the factors that affect how the property can be developed. If a developer has a specific project concept in mind (e.g. 50 units in the Downtown area), they can use the tool to identify sites in the City that can accommodate that project.
  - Real-time Pending Development Tool: This tool will provide information related to proposed or approved housing projects. This tool will also simplify the process of annual reporting that is required by the State.
- Phase 2 (by the end of August 2023): Polished versions of the tools will be released to the public, including:
  - A Feasibility Tool that streamlines access to zoning standards that affect how parcels can be developed (maximum residential density, building height, setbacks, etc.).
  - A Feasibility Tool that shares development incentives that encourage residential development (CEQA streamlining, reduced review authority for housing uses, etc.).
  - Modified permit records that capture data about approved and proposed housing projects.
  - Web applications that access those databases to serve as each of the tools.

To solicit feedback about the trajectory of the tools' development, the House Santa Rosa team launched a community survey for each of the tools under development. The surveys received a total of 499 responses, which largely confirmed the direction the team is taking regarding specific data points related to a parcel's development feasibility and a proposed or approved housing project's characteristics.



We have brought on a Planning Intern who has completed the digitization of zoning standards found in standard zoning districts and Planned Developments (PDs) in each of the City's Priority Development Areas. We are working toward the digitization of development incentives. The City's IT Department is beginning to undertake the actual development of the database and the web application that will serve as the feasibility tool. The Real-Time Pending Development Report web application has been completed, but additional refinements are being made to capture new data related to implementation of Senate/Assembly Bills, Density Bonus incentives, and more.

The City's permitting is currently undergoing some refinements to facilitate the collection of better data related to our housing projects. Our intern began data verification efforts related to housing projects that were approved during the previous Regional Housing Needs Allocation (RHNA) 5th cycle (2015-2023). This will allow our existing real-time Pending Development Report tool to display accurate information about past, current, and future housing projects that is important for annual reporting and to our community.

This summer, the House Santa Rosa team will present a progress report to the Planning Commission, Design Review Board, and Cultural Heritage Board to solicit feedback and suggestions.

A website for the project has been created at [srcity.org/3792/House-Santa-Rosa](http://srcity.org/3792/House-Santa-Rosa) for additional information.