



18 October 2017

Julie Pierce, President
 Association of Bay Area Governments
 Bay Area Metro Center
 375 Beale Street, Suite 800
 San Francisco, CA 94105

RE: TRANSFER OF REGIONAL HOUSING NEEDS ALLOCATIONS AND CREDITS

Dear President Pierce:

Pursuant to Government Code Section 65584.07(d), the City of Santa Rosa and County of Sonoma request a transfer of 421 Regional Housing Needs Assessment (RHNA) allocations and credits, as identified below, from the County of Sonoma to the City of Santa Rosa.

In 2013, the Santa Rosa City Council and the Sonoma County Board of Supervisors identified the annexation of unincorporated islands in southwest Santa Rosa as a priority to formally unify the area with the City. The annexation area, which includes five unincorporated County islands (see attached map), is known as the Roseland Area Annexation.

On December 20, 2016, the City Council and Board of Supervisors executed a Pre-Annexation Agreement (attached) to address cost sharing and other pertinent issues related to the Roseland Area Annexation, including the transfer of RHNA allocations and credits. The Agreement specifically identifies three housing projects within the annexation boundaries.

1. Crossroads (all rentals): 79 units total, 78 affordable (1 market manager's unit)
 - Extremely Low Income (30% of AMI) – 24 units
 - Very Low Income (40-50% of AMI) – 32 units
 - Low Income (60% of AMI) – 22 units

2. Roseland Village (all rentals): 175 units total, 74 affordable (1 manager's unit)
 - Market Rate – 101 units
 - Extremely Low Income (30% of AMI) – 23 units
 - Very Low Income (50% of AMI) – 12 units
 - Low Income (60% of AMI) – 39 units

City of Santa Rosa
 100 Santa Rosa Avenue • Santa Rosa, CA 95404
www.srcity.org

County of Sonoma
 2550 Ventura Avenue Santa Rosa CA 95403-2859
 (707) 565-1900
www.PermitSonoma.org



3. Paseo Vista: 167 units total, 32 affordable
- Market – 135 (ownership)
 - Extremely Low Income (30% of AMI) – 0
 - Very Low Income (50% of AMI) – 3
 - Low Income (80% of AMI) – 29

On August 2, 2017, the Sonoma Local Agency Formation Commission (LAFCO) voted unanimously to approve the annexation of the Roseland area into the City of Santa Rosa, conditioned upon the City and the County reaching agreement to transfer RHNA allocations and credits, by income category (see attached resolution).

Pursuant to the executed Pre-Annexation Agreement, the City and County agree on a requested transfer of RHNA allocations and credits as described herein.

If you have any questions, please contact Jessica Jones, Santa Rosa Planning and Economic Development Department Supervising Planner at 707-543-3410 or jjones@srcity.org or Jane Riley, Permit Sonoma Supervising Planner at (707) 565-7388 or jane.riley@sonoma-county.org.

SINCERELY,

CHRIS COURSEY
City of Santa Rosa Mayor

SHIRLEE ZANE
Sonoma County Board of Supervisors Chair

ATTACHMENTS:

- Roseland Area Annexation Map
- Pre-Annexation Agreement by and Between County of Sonoma and City of Santa Rosa, December 20, 2016
- Sonoma Local Agency Formation Commission Resolution, August 2, 2017

CC: Zachary Olmstead, Deputy Director
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Deputy Director, Permit Sonoma