



# 2023 GENERAL PLAN, INCLUSIONARY HOUSING, & GROWTH MANAGEMENT ANNUAL REVIEW

Planning Commission and City Council Report



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## **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. A comprehensive update of the City's General Plan is currently underway with adoption expected by early 2025. This General Plan Annual Review Report reviews the existing General Plan. To learn more about and participate in the General Plan update process, please visit the City's dedicated website [santarosafoward.com](http://santarosafoward.com).

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 2023 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 2023**

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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 2023, one General Plan amendment was approved to update the Housing Element of the General Plan for the period 2023-2031.

### **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

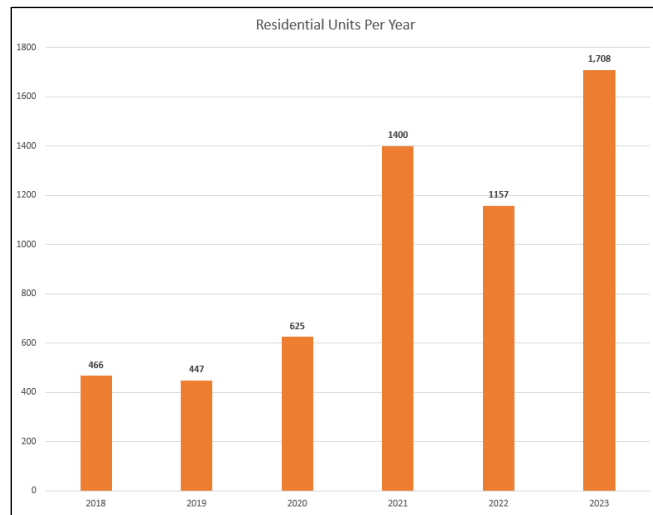
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### *Population*

The California Department of Finance (DOF) estimates that Santa Rosa had 174,523 residents as of January 1, 2023, representing a 0.5 percent decrease from the 2022 population of 175,351.

### *Residential Growth and Development*

Building permits were issued for 1,708 residential units in 2023 (excluding fire rebuild area housing).



*Figure 1 – 2023 Residential Units*

Of the 1,708 residential units issued through Building permits:

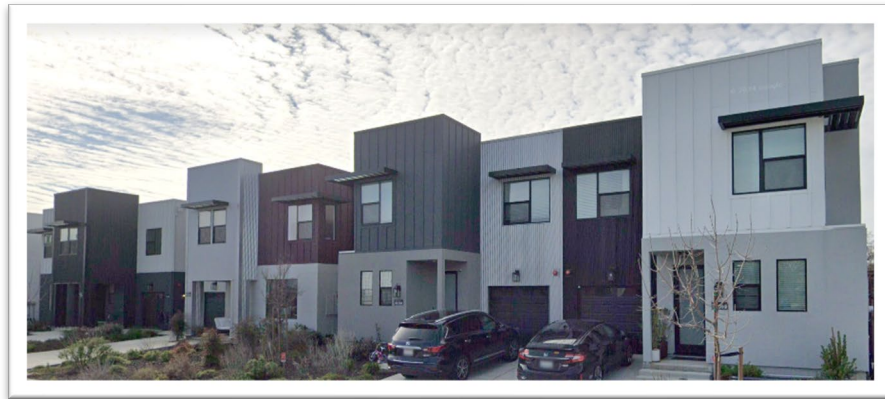
- 154 residential units were Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU).
- 112 residential units were for single-family detached dwellings.
- 57 residential units were for single-family attached dwellings.
- 9 residential units were for multi-family structures consisting of 2 to 4 units.
- 1,376 residential units were for multi-family structures with 5 or more units.

Building permits were issued for detached and attached single-family dwellings in the Marlow Commons, Acacia East, Paseo Vista, Bellevue Ranch, and other projects. ADU and JADU residential units have been issued citywide for large projects, such as Colgan Creek, and by individual property owners for their single-family homes. Building permits issued for multi-family housing included units in the Fountaingrove Apartments, 38 Degrees North Apartments, Quarterra/Renata at Perennial Park, Mahonia Glen, Schellinger Burbank, and others. Please note that project names may have changed since initial applications were filed.

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



**Marlow Commons** is an approved subdivision on 4.94 acres for attached single family homes and duplexes consisting of 64 units on 44 residential lots. Additional phases of this project are receiving Building Permits.



*Figure 2 -Marlow Commons: 2199 Marlow Rd., 2045 Guerneville Rd.*

**Burbank Avenue Subdivision** is an approved 75 lot subdivision on 14.25 acres including 62 single-family detached with ADUs, 12 duplexes, and 64 multi-family apartments to be built in 5 phases. Several master plan phases are currently receiving building permits.



*Figure 3 -Burbank Avenue Subdivision: 1400 Burbank Ave.*

**Colgan Creek** is an approved 65 lot subdivision with 62 attached single-family homes and attached accessory dwelling units (ADUs) located at 3011 Dutton Meadow. Proposed single-family homes will be 1,050 square feet, and the attached accessory dwelling units will be 474 square feet. The project will provide 8% affordable rental housing (five units on-site and 0.2 in lieu fee).



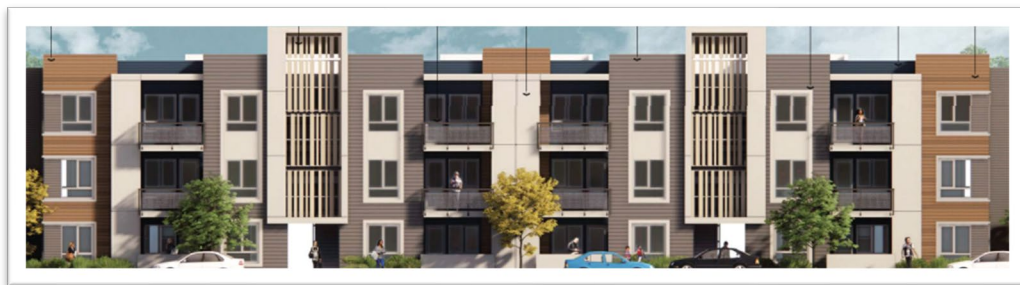
*Figure 4 -Colgan Creek: 3011 Dutton Meadow*

**Fountaingrove Apartments**, is an approved 239-unit multifamily project located at 3586 Mendocino Avenue in the Northeast quadrant. The units will be spread among six three-to five-story buildings, comprised of studio, one- and two-bedroom apartments. Amenities include a swimming pool, dog park and children’s playground.



*Figure 5 -Fountaingrove Apartments: 3586 Mendocino Ave.*

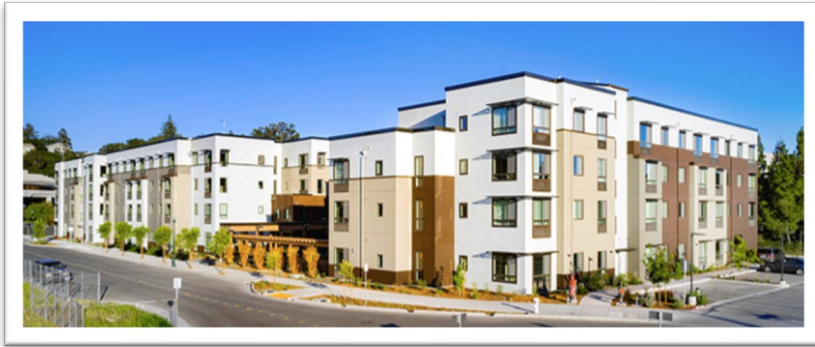
**38 Degrees North Apartments** is a 15.82-acre site on Petaluma Hill Rd consisting of three phases. Phase 2 and Phase 3 are currently receiving building permits. Phase 2 consists of 172 market-rate units and phase 3 consists of 30 market-rate units with 15 one-bedroom, 12 two-bedroom, and 3 three-bedroom units.



*Figure 6 -38 Degrees North Apartments: 2660 Petaluma Hill Rd.*

**Quarterra/Renata at Perennial Park**, formerly known as 3575 Mendocino, involves the redevelopment of the former Journey’s End Mobile Home Park, at the intersection of Mendocino Avenue and Bicentennial Way, in the City’s Northeast quadrant. In total, 422 multi-family housing units are proposed with 162 targeted for low- and very low-income senior

households. In 2023, additional building permits were issued for the second phase of the senior housing development.



*Figure 7 -Quarterra: Renaissance Wy.*

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

State law requires Housing Elements to be updated every eight years. The Cycle 6 Housing Element was adopted by the City Council on February 14, 2023, and certified by the California Department of Housing and Community Development (HCD) on April 7, 2023. It will regulate housing needs and policies from its certification date in 2023 through January 2031.

California mandates each jurisdiction to create its fair share of housing, called the Regional Housing Needs Allocation, or RHNA. As part of the 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), 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 2023, the City issued building permits for a total of 1,708 residential units. This includes affordable units targeted for 12 extremely low-, 173 very low-, 198 low-, and 73 moderate-income level households, as well as 1,252 above moderate-rate units. For HCD, extremely low- and very low- income units are counted together. Please note, in the table below, the RHNA calendar for the 6<sup>th</sup> Cycle begins on January 31, 2023, so eight of these above-moderate units are not included in the RHNA summary.

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 2023 – 2031 (6 <sup>th</sup> RHNA Cycle)					
Income Category	Very Low	Low	Moderate	Above Moderate	TOTAL
<b>ABAG RHNA Objectives</b>	<b>1,218</b>	<b>701</b>	<b>771</b>	<b>1,995</b>	<b>4,685</b>
Projection Period*	142	160	2	324	628
2023 Issued	185	198	73	1,244	1,700
<b>Remaining Need by 2031</b>	<b>891</b>	<b>343</b>	<b>696</b>	<b>427</b>	<b>2,357**</b>

*\*The Housing Element 6<sup>th</sup> 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 6<sup>th</sup> 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.*

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

As part of the RHNA discussion, the 6<sup>th</sup> Cycle 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 2023 to meet it.

#### **Housing Element Objective 1): Encourage the development of housing to meet the needs of all Santa Rosa residents.**

**2023 Comment:** The City is working on a Missing Middle Housing Ordinance. Missing Middle Housing provides options for different housing types (i.e. cluster homes, cottage courts) with footprints that blend in with existing residential neighborhoods, increasing density while supporting walkability, locally-serving retail, and public transportation options. The goal of this type of housing is to provide solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics, combined with the growing demand for walkability.

The City received California’s Prohousing Designation in 2023. This designation is conferred by the State on communities for their efforts to encourage development of housing at all income levels. A Prohousing Designation comes with funding incentives and additional resources to help speed housing production. As of the date of this report, fewer than 40 communities in California had received this designation.

In 2023, City staff collaborated with staff from Sonoma County LAFCO to remove the requirement for a City Utility Certificate application for Accessory Dwelling Units located in County jurisdiction pockets of the City that are also in Sewer/Water Agreement Areas. This action will increase housing units and remove financial and regulatory barriers, as well as time spent processing Utility Certificate applications for these requests.

#### **Housing Element Objective 2): Conserve and improve the existing affordable housing stock.**

**2023 Comment:** Staff commenced the process of initiating a Housing Conditions Survey. This

survey will provide more accurate data on the percentage of housing in need of rehabilitation in the City's Neighborhood Revitalization Program area ([www.https://www.srcity.org/787/Neighborhood-Revitalization-Program](https://www.srcity.org/787/Neighborhood-Revitalization-Program)). With these results, the City will be able to identify measures to encourage housing preservation, conservation, acquisition rehabilitation, and mitigate potential costs, displacement and relocation impacts on residents.

In 2023, the Housing Authority funded rehabilitation for 49 units dedicated to affordable senior housing in the very-low-income category at the Vigil Light Senior Apartments.

**Housing Element Objective 3): Increase special needs housing opportunities and supportive services for lower income households, families with children, seniors, persons with physical and developmental disabilities, farmworkers, female-headed households, and people who are experiencing homelessness.**

**2023 Comment:** In 2023, the City began work on amending the Zoning Code to exempt senior care facilities from the Community Care Facility overconcentration limitation and spacing requirement, and to modify the definition of Community Care Facility to allow palliative care and end of life medical treatments for senior care facilities. These anticipated changes will reduce barriers for special needs housing and provide these residents and their families with end-of-life care options in the same location, if needed.

In 2023, staff continued to work on Zoning Code text amendments to reduce application and use permit requirements for special needs housing populations to include the following land uses: Community Care Facilities, Mobile Home Parks, Emergency Shelter, Single Room Occupancy Facility, and Agricultural Housing.

In June 2023, the City adopted an Ordinance that codified the Supplemental Density Bonus. This is offered to eligible affordable housing projects within the Downtown Station Area and the North Station Area-Specific Plans. One criterion that can provide additional eligibility points is providing affordable housing units with three or more bedrooms.

On the development side, as part of the Caritas Homes Phase I and II project, 63 affordable units completed construction, 30 units of which are targeted to chronically homeless persons with a disability, referred by Coordinated Entry. The Caritas Home Phase II project received \$1.3 million in a funding commitment to build an additional 63 units each with another 30 units for formerly homeless with disabilities. The Housing Authority also awarded funds to the affordable Vigil Light senior apartments project for acquisition and rehabilitation. The rehabilitation work includes bringing the site into ADA compliance standards for all units to ensure the site is accessible to people with disabilities.

**Housing Element Objective 4): Ensure equal housing opportunities for all residents, regardless of their special characteristics, as protected under state and federal fair housing laws.**

**2023 Comment:** The City funds Fair Housing services which provides counseling services to homeowners and renters who have experienced discrimination based on their membership in a protected class. The City also funds Legal Aid, which provides eviction/tenant protection services, including legal advice, preparation of legal documents, negotiations and in court representation to low-income people including those in a protected class. Last Fiscal Year, Legal Aid served 407 Santa Rosa residents with eviction/tenant protection services. The City

operates within the 2012 Fair Housing Plan and prioritizes grant searches within Equity Priority Communities, which include persons in protected classes.

**Housing Element Objective 5): Reduce or remove government constraints on the maintenance, improvement and development of housing, where feasible.**

**2023 Comment:** In 2023, the City conducted a fee study to analyze fees charged to applicants that recover staff time in processing applications, inspections and permits for private land development. The objectives of this fee study were to: make the fee structure easier for all parties to understand; define what it costs the City to provide the various fee-related services; determine whether there are any services where a fee should be collected; identify service areas where the City might adjust fees based on the full cost of services and other economic or policy considerations. Through the fee study, the City plans to identify areas where reductions in fees can be implemented to decrease the financial burden on applicants. Additionally, the fee study may be used to identify new fees to support Zoning Code text amendments to implement reduced permitting requirements for certain uses, which would ultimately reduce application fees.

**Housing Element Objective 6): Develop energy-efficient residential units and rehabilitate existing units to reduce energy consumption.**

**2023 Comment:** In 2023 the Housing Authority approved a \$1,073,000 loan to PEP Housing for rehabilitation of the Vigil Light Senior Apartments at 1945 Long Drive. Rehabilitation work includes improvements to energy efficiency throughout the development, including updated windows and sliding glass doors, new insulation, solar gable vent fans, and Energy Star appliances.

In addition to rehabilitating existing units to be more energy efficient, the Housing Authority funded two projects through the Community Development Block Grant Disaster Recovery program (CDGB-DR), which are now completed: Caritas Homes Phase I and Laurel at Perennial Park Phase I. This block grant funding requires new construction to meet or exceed CalGreen requirements, which are the standard for sustainable building practices achieved through a submittal checklist that, among other items, addresses energy and water efficiency standards.

***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 2023, 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*

Non-residential projects that are currently in the planning or building process are highlighted below.

**The Zones (formerly a Boys & Girls Club)** is located at 1011 Hahman Drive. The approved project proposes interior and exterior remodeling of an existing children’s daycare facility. In addition to a new roof and additional height, improvements include a new reception area, new offices, new staff lounge and kitchenette, additional restrooms, and a new multipurpose room.



*Figure 8- The Zones, formerly Boys & Girls Club: 1011 Hahman Dr.*

**Ceres Community Project** on vacant land on Apollo Way is an approximately 19,500 square foot culinary and youth development facility for production and distribution of medically tailored meals. This project was approved by the Design Review Board in August 2023. Building permit applications have not yet been submitted for this project.



*Figure 9 -Ceres Community Project: Apollo Wy.*

### *Annexations*

One annexation at 1040 Clover Drive was recorded in 2023, adding a total of 0.20 acres, resulting in a City boundary of 42.843 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. Over the last 5 years the City has addressed downtown area specific policies, fees, and processes to continue to encourage higher density, transit-oriented housing and mixed-use development. These efforts began to bear fruit in 2020, with new developer interest evidenced through the sale of long vacant or underutilized properties, and new or previously stagnant projects embarking on and/or securing entitlement. In light of the pandemic-driven delays to financing and construction, the City extended the life of the development incentives, moving the expiration date from 2023 to 2026.

In late-June 2020, the City allowed restaurants to set up dining areas in streets and curbside parking spaces to increase accessible sit-down and takeout options. The success of this temporary program drove the City to codify a permanent parklet policy, allowing curbside seating areas to remain open for outdoor dining and recreation purposes so long as the spaces meet code and all other policy requirements.

In October 2020, the City Council adopted an updated Downtown Station Area Specific Plan (DSASP). The DSASP addresses land use as well as transportation, economic development, and historic preservation issues associated with intensifying downtown housing development. The DSASP and its Subsequent Environmental Impact Report facilitate housing production to provide a range of options for people of all incomes, abilities, and stages of life; simplify development standards; provide flexibility and choice for developers; and strengthen sense of place. Read the DSASP and the Final Subsequent Environmental Impact Report at: <https://srcity.org/2911/Downtown-Station-Area-Specific-Plan>.

In November 2020, the City Council also adopted Zoning and General Plan Amendments to implement the DSASP. The Amendments created new zoning districts and associated development standards within the DSASP area, generated new DSASP combining districts to implement the transition zone standards, implemented DSASP design standards, updated the Historic Combining District with additional preservation district character defining elements, modified the Landmark Alteration and Design Review process, and included other necessary additions or clarifications to specific land use regulations.

## **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. 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 2023 include:

- Installed Class IV cycle track on Armory Drive between Ridgway Avenue and Elliott Avenue
- Constructed several bicycle and pedestrian projects (see below).
- Continued to implement actions in the Vision Zero initiative adopted by Council in July 2022.
- Continued to participate in a two-county bike share pilot program.

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

BPMP 208 identifies several bicycle and pedestrian enhancements that were completed in 2023. These include:

- Class II facility on Range Avenue from Russell to Bicentennial.
- Class II facility on Range Avenue from Edwards to 100 feet south of Guerneville Road.
- Adding a painted bicycle lane buffer on W College Avenue from about 150 feet west of Halyard Drive to the CalFIRE station.
- Adding a painted bicycle lane buffer to Santa Rosa Avenue as part of the Santa Rosa Avenue Corridor Improvements project.
- Adding a new Rapid Rectangular Flashing Beacon (RRFB) at Hoen Avenue and Sierra Creek Lane.
- Adding a new RRFB at Sebastopol Road and Laurel Grove Circle.
- Adding a new High-Intensity Activated Crosswalk (HAWK) to Fulton Road in front of Piner High School.
- Widening and installing of new crosswalks and bulb-outs on Fulton Road and Santa Rosa Avenue as part of greater corridor improvements.

In addition to this list, there are several projects that were meant to be completed in 2023 but are stalled until 2024. Most of these projects are due to scheduling conflicts with hired contractors, internal City crews working on other projects, and/or winter weatherization.

The City submitted several grant requests, including:

- Sustainable Transportation Planning grant to fund an update of the BPMP 2018. This grant was not awarded.
- Safe Streets for All grant to fund a remainder of the Highway 101 Bicycle and Pedestrian Overcrossing. This grant was not awarded.
- Reconnecting Communities and Neighborhoods grant to close the funding gap for the Highway 101 Bicycle and Pedestrian Overcrossing. City staff anticipated hearing about this grant in Q1 of 2024.
- Thriving Communities Grant Letter of Interest submitted to assist the City in planning for a low-stress connection between the Prince Memorial Greenway and the future Southeast Greenway site. City staff anticipated hearing about this grant in Q2 of 2024.
- MTC Technical Assistance grant funds requested to purchase K71 bollards to ensure bicycle lanes with painted buffers have a protected element. This grant was awarded to the City.
- MTC Technical Assistance grant funds requested to receive technical assistance to plan for improvements to the Elnoka Trail to Channel Drive. This grant was not awarded but City staff will apply again in 2024.

- Caltrans Sustainable Communities grant requested planning money to hire a consultant to complete a Complete Streets Network Study within 1-mile of the future Highway 101 Bicycle and Pedestrian Overcrossing site.

### ***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 Vision Zero initiatives, reporting and tracking of grant funding and projects, as well as working on regional projects together like the Sonoma-Marin Bikeshare program. 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. Two of the five projects were selected by SCTA: the Hearn Multiuse Path between Corby and SMART Multiuse Path, and the Downtown Connectivity to Support Housing. City staff continues to work with SCTA as they solidify the Go Sonoma funding program and guidelines.

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 initiated 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. Thus far, the effort has resulted in several changes to operator policies and procedures, including CityBus aligning holiday service levels with those used by Sonoma County Transit starting in fall of 2022. Additionally, five fare-free days per year were authorized to support community events and promote transit ridership recovery in coordination with county-wide transit operators. For paratransit services, a universal county wide eligibility application was implemented along with a pilot “one-seat” ride program that limits the need to transfer within the County for paratransit riders. Finally, North Bay transit operators have started undertaking a comprehensive coordinated service planning for the Marin and Sonoma Counties primarily on “regional service,” along the Highway 101 corridor where the greatest overlaps in service occur. The effort will pull together an understanding of the travel markets that exist, the scale of those markets, and then determine which type of service and providers can best serve those markets, as well as assess how best to serve demands considering rider needs, operational cost effectiveness, and funding availability.

## *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 Community Climate Action Plan identifies 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 (S RTP) which is updated every 3-5 years with an adoption by City Council. The S RTP 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. In addition to local CityBus fixed route service, downtown Santa Rosa is served by five regional bus transit providers (Sonoma County Transit, Golden Gate Transit Mendocino Transit, Amtrak and 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.



*Figure 10 -Santa Rosa City Bus*

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 seeks to return to pre-pandemic service levels with 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. Currently, 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 operates between 10:00 a.m. and 5:15 p.m. Fixed-route ridership totals were 1,289,000 in fiscal year 2022-2023, up from 1,028,440 in fiscal year 2021 -2022, but still down from pre-pandemic level of 1.8 million during fiscal year 2018-2019. Paratransit ridership totals were 26,015 in fiscal year 2022-2023, up from 24,755 in fiscal year 2021 to 2022; but down from the pre-pandemic level of 35,000 during fiscal year 2018-2019.

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 (UR Free) program has vastly exceeded ridership projections. Prior to the UR Free program, youth ridership accounted for about 10% of CityBus ridership with about 198,000 rides per year (pre-pandemic). Following initiation of the UR Free Program in July 2021, youth ridership exceeded pre-pandemic levels within three months. During the first year of the program, youth took a total of about 250,000 trips. Ridership has continued to increase in the third year of the UR Free Program, with October 2023 youth ridership hitting a new monthly high of 46,000 rides and annual ridership for FY 2022-2023 reaching 390,000 trips. The Youth Unlimited Rides program was recently funded countywide from July 2023 through June of 2025 for all three fixed route operators: CityBus, Sonoma County Transit and Petaluma Transit.

Additionally, in summer of 2021, CityBus established an Unlimited Rides pass program for employers, housing developers and institutions to provide deeply discounted passes to employees, residents, and for program participants. In January 2024, the City and Sonoma County will enter into a pilot one-year reciprocal agreement to allow employees to ride both CityBus and Sonoma County Transit for no fare with by showing an employee ID. Transit staff continue pursuing more of 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 seven 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 a 50-percent fare discount for single rides starting January 2024.

## **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 2023.

#### ***Luther Burbank Home and Gardens Re-roofing project***

Plans were finalized to replace the roofing on both the cottage and carriage house structures at the historic Luther Burbank Home and Gardens site in 2023. Along with roofing the project includes replacement of a portion of the gutters and downspouts, in addition to a minor adjustment of the roof line where the porch overhang connects to the main roof of the cottage. The plans were drawn by historic architects TreanorHL, and the project will be in construction in late Spring 2024.



*Figure 11 -Luther Burbank Home and Gardens Cottage and Carriage House*

### ***Howarth and Galvin Park Tennis Court Renovations***

A number of tennis courts at both Howarth and Galvin Community Parks are in need of repair and resurfacing. There is also interest from the public in converting some amount of tennis courts into pickleball courts. A public meeting and survey were conducted in late 2023 and collected community input relative to different approaches to renovation and conversion at each facility. A proposal for court conversion is anticipated to be brought to the Board of Community Services in Spring 2024, and construction could begin as early as Fall of 2024.



*Figure 12 – Howarth Park tennis courts*

### ***Fremont Park Updates***

Plans to amend the master plan for this 3-acre downtown park were started in 2022. After an initial round of conceptual planning and public review, the Cultural Heritage Board recommended more historical investigation be done on the site to better inform the design effort. In the fall of 2023, a Historical Resource Survey was conducted, and a report created by MIG Inc. for the City. The findings will be incorporated into a renewed planning effort for the park, with outreach to the Cultural Heritage Board and the public for input anticipated in the Summer of 2024.



Figure 13 – Fremont Park site analysis diagram

### ***Southeast Greenway Acquisition and Planning***

The City began the acquisition process for the Southeast Greenway in 2016. In 2023, negotiations began with the Sonoma County Agricultural Preservation and Open Space District (District) to finalize the conservation easement, recreation covenant and matching grant agreement with the District to acquire approximately 49 acres of Park land. Final easement, covenant and agreement are expected in late Spring 2024. The next steps will be to develop a maintenance and management plan for the land while a future park master plan and environmental impact report are prepared.

### ***Kawana Springs Community Garden***

The Community Garden for Kawana Springs Community Park (1350 Kawana Springs Road) is planned as the first phase of the approved park Master Plan. The new garden will comprise approximately .75 acres and provide for up to 100 or more garden plots. The design includes a picnic area, storage sheds, and small parking area and drop off zone to facilitate deliveries of garden materials. Construction drawings are being finalized, and construction of the garden is anticipated to begin in late 2024.



Figure 14– Kawana Springs Park

**South Davis Park**

The State of California’s Per Capita Program, funded through Proposition 68, is being utilized to revitalize the playground at South Davis Neighborhood Park (712 South Davis Street). After a series of four public meetings, an amended park Master Plan was finalized and approved by City Council. The playground renovation project is planned as the first phase of the amended Master Plan. Based on public input collected during the Master Planning process, detailed design drawings are being developed and construction of the playground improvements and associated pathways is anticipated to begin in late Summer 2024.



Figure 15 – South Davis Park

**Dutch Flohr Neighborhood Park**

The City Council approved a Master Plan amendment for Dutch Flohr Neighborhood Park (1160 Exeter Drive). The primary focus of the plan is to replace the two play areas, bring them closer together, provide updated and more interesting play equipment and improve the accessibility of the pathways throughout the park. Specific features in the plan include an assortment of climbing structures, spinning features, swings, a zip line and sand play area. Fitness equipment, game tables and new picnic areas and pathways are also planned. Design documents will be finalized in Spring 2024 and construction is anticipated to begin in late 2024.



Figure 16 – Dutch Flohr Park Master Plan



***Finley Aquatic Center Sprayground and Renovation Project***

Construction began in October 2023 for the Finley Aquatic Center Sprayground and ADA improvement project. The project will construct a sprayground to replace the existing wading pool, replace the majority of the pool decking, and re-plaster the two remaining larger pools. Landscaping and new site furnishings are also included as part of the project. The sprayground will create a multi-generation water feature, and the pool deck replacement will greatly improve the look and safety of the facility and ensure compliance with current building codes standards. Construction is anticipated to be completed in June 2024. The Finley Community Park is located at 2060 West College Avenue.



*Figure 17 – Finley Aquatic Center Site Plan*

***Parks Condition Assessment and Prioritization Report***

Phase I of the Conditions Assessment Report was completed in December of 2022 and is a valuable planning tool to help the department prioritize and guide capital improvements and deferred maintenance projects throughout the park system. Phase II of the report began in 2023 and will develop a benchmark condition at which all parks will be considered to have appropriate condition levels of use. Phase II is anticipated to be complete in summer 2024.

***Police Services***

The General Plan calls for collaboration with local jurisdictions regarding police services and for increased community contact through community-oriented policing. The Police Department collaborates with County partners, allied law enforcement agencies, neighborhood associations, city departments, and community-based organizations. The Police Department maximizes these relationships to develop best practice strategies related to traffic safety, violent crime reduction, impacts of service resistant



homeless individuals, and community engagement. The Police Department also participates in the Sonoma County Public Safety Consortium which includes a multi-agency Computer Aided Dispatch and Records Management System. This partnership creates a regional records database and enhances access to county, state, and federal records.

The Police Department is an active partner with the Santa Rosa Violence Prevention Partnership, which is comprised of dozens of community-based organizations and supported by city staff. Police department leadership participates in the Operation and Policy team discussions from the Violence Prevention Partnership.

The Police Department partners with the Federal Bureau of Investigations (FBI) Safe Streets Task Force and the Drug Enforcement Agency (DEA) Regional Task Force. Detectives from the Violent Crimes Team and the Narcotics Team are assigned to these task forces. These teams are focused on violence reduction and combating the opioid crisis in Sonoma County.

The Police Department led the creation of the inRESPONSE-Mental Health Support Team and continues to manage the program. This is a multi-disciplinary mental health response team comprised of a licensed mental health clinician, a Fire Department paramedic, and a homeless engagement specialist. The team is supported by system navigators who help those in need navigate the complexities of our county mental health system and assists them in connecting with resources. The inRESPONSE team is collaborating with mental health providers from across the county to enhance the level of mental health resources provided to our community.

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

The General Plan calls for expedient police response to emergency calls. The Police Department 911 Dispatch Center handled 189,287 calls for service in 2023, and police personnel responded to 122,160 calls for service. The Police Department investigated 10 homicides and 2 fatal traffic collisions in 2023. Police Officers conducted 51,835 proactive contacts and self-initiated activities in 2023, which is a 35% increase from 2022. Police Officers seized 255 firearms related to criminal investigations. Fifty-five of these seized firearms were personally manufactured firearms or “Ghost Guns” which are un-serialized firearms and are disproportionately being used in felony crimes across the city.

Each Police Department call for service received is categorized into priority levels, the majority being Priority 1, 2, or 3. Police response times and clearance rates for investigations are greatly impacted by staffing shortages and the growth of our city. The goal is to respond to Priority 1 calls within six minutes.

Priority 1 calls are for an incident in progress that threatens life or property. In 2023, the Police Department’s median response time for Priority 1 calls was 6 minutes and 57 seconds. Priority 2 calls are for an incident that has the potential to escalate to Priority 1 status. In 2023, the median response time for Priority 2 calls was 11 minutes and 57 seconds. Priority 3 calls are for incidents which are not in progress or those that do not require an immediate

response. In 2023, the median response time for Priority 3 calls was 25 minutes and 36 seconds.

The Police Department continues to be committed to community-oriented policing efforts by assigning officers and sergeants to specific patrol beats throughout the city. There are nine beats which allows officers to become familiar with the neighborhoods and the unique communities across our city. The Police Department is committed to working with our community partners to make Santa Rosa a safe place to live, work, and play.

### ***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 Sonoma Valley 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 30,035 calls for service in 2023. The 30,035 calls for service prompted 39,985 total responses by Fire Department apparatus, 19,392 (65 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 paramedic ladder truck companies from ten strategically located fire stations. There were 541 fire incidents resulting in \$5,815,564 of fire loss last year. City growth and density impacts Fire Department service delivery. Traffic congestion and longer response distances continue 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 2023, the Department's emergency resources arrived on scene within five minutes of dispatch 60.02% 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 implements 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 24,402 acre-feet in 2005 compared with 16,292 acre-feet used in 2023.

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

The City has promoted water use efficiency programs for more than 30 years and has invested over \$22 million to upgrade approximately 57,000 toilets with ultra-low-flow and high-efficiency toilets and replace over 4.2 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, 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 7,900 AFY, and per capita water use has declined by 44% since 1990.

In 2023, Water Use Efficiency utilized the advanced metering infrastructure system to identify and follow up on over 450 water waste issues.

## ***Wastewater***

Santa Rosa Water operates the Regional Water Reuse System which serves the residents in Santa Rosa, Rohnert Park, Cotati, Sebastopol, and unincorporated areas of Sonoma County. The hub of the Regional Water Reuse System is the Laguna Treatment Plant (LTP), which recycles wastewater from homes and businesses throughout the region. In 2023, 7.1 billion gallons of sewage received treatment, or an average of 15.8 million gallons of sewage per day.

During the winter, in times of high rainfall and correspondingly high flow into the plant, Santa Rosa Water is permitted to discharge its tertiary treated recycled water into the Laguna de Santa Rosa. However, recycled water discharges are kept to an absolute minimum to support Santa Rosa Water's goal of 100% beneficial reuse of both recycled water and biosolids.



*Figure 18 - Laguna Treatment Plant*

Throughout the year an average of 12 million gallons per day is sent to the Geysers Recharge Project high in the Mayacamas Mountains. The Geysers steam fields are the largest geothermal operation in the United States. Recycled water injected into the earth generates enough electricity for up to 100,000 households in the North Bay Area.

During the growing season, recycled water is used to irrigate over 6,600 acres. About 80% of this land is agricultural, growing hay, pasture grasses, wine grapes, turf, and vegetables. The remainder is urban, including parks, schools, ballfields, and a golf course. Most of the land is privately owned, giving landowners an opportunity to replace groundwater use (part of our drinking water supply) with recycled water. In 2023, Santa Rosa Water beneficially reused 1.30 billion gallons of recycled water for agricultural and urban irrigation and sent 4.85 billion gallons to the Geysers Recharge Project.

The facility also receives septic waste, landfill leachate, and high strength wastes (primarily grease and food production waste) from Santa Rosa and surrounding communities. 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 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. In 2023, the City applied 23,749 wet tons of biosolids.

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. In 2022, the City began construction on the Disinfection Improvement Project at LTP which replaces the existing ultra-violet disinfection system and adds a diversion wet well and pump station. Once completed, the upgraded system will be able to disinfect a peak flow of 70 million gallons per day.



## 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 2023. The Creek Stewardship Program (CSP), a partnership with Sonoma Water, helped care for more than 100 miles of creeks within the Urban Growth Boundary. The program continued to initiate and support:

- Outreach and educational activities regarding storm water pollution prevention and the many benefits that healthy creeks provide to the community.
- Public participation in the care of creeks and the involvement of volunteer Creek Stewards who adopt a specific reach of creek.
- Cleanups, maintenance, and enhancement of creeks and the creek trail system.

In fiscal year 2022-2023 the CSP organized educational and stewardship activities such as creek walks, school presentations, community activities, creek restoration projects, and volunteer creek cleanups. In total 8,080 City residents, including 6,670 youth, participated in educational and stewardship events, resulting in 3,490 hours of volunteer community service and 7,425 hours of creek-based education. Last year, thirty-three school and youth organizations received 212 sessions of educational and stewardship activities.

One hundred seventy-two volunteer creek cleanups occurred on 20 different creeks. Over 1,085 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 areas where people live and congregate along creeks and under bridges. The Storm Water & Creeks section partnered with Catholic Charities, Sonoma County Probation Department, and law enforcement to facilitate the cleanup of debris from 163 active camps and 183 abandoned camps along City waterways, including over 1,500 hypodermic needles. 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 and repaired 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



*Figure 19- "Ours to Protect" signs increase awareness of Santa Rosa's many creeks.*

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. With two of the three phases already complete, and the third phase in design, the project has already increased flood protection, enhanced habitat, improved water quality, and provided recreational opportunities.

In 2023, Storm Water & Creeks and Capital Projects Engineering began completing design for Phase 3 of the project, which will connect Phases 1 and 2 of the project and restore an approximately 2,500-linear foot reach of the creek between Boron Avenue and Dutton Meadow. Phase 3 will complete restoring the natural ecological value of Lower Colgan Creek as a critical part of the Laguna de Santa Rosa and Russian River watersheds; prevent future property damage by upgrading the creek from a 25-year to a 100-year flood capacity; and expand community involvement, education, and riverine stewardship through programs for project-based learning, community art, and hands-on volunteerism.

To achieve these goals, the project will re-contour meanders into a currently straightened creek channel, re-grade the creek cross section to a more natural floodplain geometry, and install a series of pools, riffles, and log structures for habitat and water quality improvement. In addition, the project will remove invasive plants and install over 2,000 locally appropriate native plants to create a healthy riparian corridor. The project also includes a strong environmental education and outreach component that will link nearby schools and members of the public to the creek restoration project through in-class and field-based educational programming, student-led citizen science, volunteer creek cleanups, community art projects, and volunteer planting days, in addition to paid maintenance work with local youth corps programs.

### ***Greenhouse Gas Emissions***

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.

As part of the City's comprehensive General Plan update and concurrent preparation of a GHG Reduction Strategy and climate action strategies, the City updated the 2007 community-wide GHG baseline inventory to reflect changes to methods and protocols since 2010 and prepared a community-wide GHG inventory for the year 2019. The City selected 2019 as the most recent year because the COVID-19 pandemic resulted in significant changes in activity for

various sectors, many of which may not reflect “normal” levels for 2020 and 2021, making them less useful as a foundation for estimating future emissions.

The updated 2007 and new 2019 GHG inventories will provide a foundation for the City’s GHG Reduction Strategy and inform updated climate action strategies which will no longer be in a separate CCAP but will instead be integrated within the General Plan. This approach will allow a wider range of mitigation measures in the GHG reduction strategy and ensure that climate action strategies throughout the General Plan use a consistent set of baseline conditions and growth assumptions. A memorandum providing a summary of GHG inventory results can be found on the City’s [SR Forward website \(https://www.santarosafoward.com/Greenhouse-Gas-Reduction-Strategy\)](https://www.santarosafoward.com/Greenhouse-Gas-Reduction-Strategy).

The following information provides a synopsis of CCAP implementation process from 2023:

In response to public interest, the Climate Action Subcommittee (comprised of three Councilmembers), committed to regularly scheduled 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 2023 included:

- In 2023, CityBus started operating the City’s first four battery electric buses (BEBs). City Council approved the CityBus Zero Emissions Bus (ZEB) Rollout Plan as required by CARB and FTA
- Electric Vehicle Infrastructure Master Plan
- Status Update on the 2012 Community Climate Action Plan and 2013 Municipal Climate Action Plan
- Downtown Parking Study
- Overview of low carbon concrete
- Update on artificial turf ban investigation
- Development of the City’s Comprehensive Integrated Pest Management Policy
- Update on Greenhouse Gas Emission Reduction Strategy

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.

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.

### *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 consistency with local and state energy efficiency requirements. In 2022, 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. The City readopted an All-Electric Reach Code in 2022 as part of the CALGreen standards applicable through 2025 for new low-rise residential buildings.

### *Renewable Energy*

The MCAP and CCAP call for renewable energy installations and renewable power generation. In 2023, the City continued to participate in SCP's 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.

EverGreen power will also be used to power the City's first four Battery Electric Buses (BEBs) which were purchased with a competitive grant award from the Federal Transit Administration's (FTA) 5339 Buses and Bus Facilities Program, combined with federal formula funding and various State and local awards and funding allocations. These BEBs will began revenue service in January 2023. During 2023, renewable energy projects at Laguna Treatment Plant generated solar PV while combined heat and power engines generated electricity from digester gas. The water department continues to investigate additional solar PV opportunities at several sites including a large floating solar array at the treatment plant and a large canopy cover at the utility field office.

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. In 2023, the City released an RFP for the development of an Electric Vehicle Infrastructure Master Plan which is expected to be completed in 2025.

### ***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 daycare 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. In 2023, the project is in the final design stages and City staff are working to secure all required funding. Transportation staff is expecting results on a grant application for Reconnecting Communities.

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

The CCAP calls for an improved bicycle and pedestrian network, improved transit, and car sharing. CityBus staff completed the following items to support SMART service in 2023: 15-minute local bus service for the Santa Rosa Downtown Station along with 3rd Street bus stop improvement, reciprocal transfers, updated Clipper rules, Commuter Discounted Parking Permit, and off-platform signage was provided at the Downtown and North Station. Coordination efforts and planning for improved bus stops and wayfinding continued in 2023.

The City is looking to provide residents with alternative forms of transportation that are accessible for all ages and abilities. The City installed its first protected two-way cycle track on Armory Drive in July 2023. When surveyed in November 2023, 458 riders reported using the cycle track over a twelve-day period in November. The City renewed its Silver Bicycle Friendly Communities designation through the League of American Bicyclist. This designation will be in place from 2023 to 2027. The City received its first Bronze designation as a Bicycle Friendly Business through the League of American Bicyclist. This designation will be in place from 2023 to 2027. Both awards come with report cards that give the City direction on ways to work toward a higher designation status and help give guidance on becoming a more bicycle friendly community/business.

### ***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: to reduce landfill disposal to one pound per person per day of franchised waste landfill disposal (currently at 2.4) 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 that the City should implement in order to divert the most tons from landfill: 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 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) are focused on the 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 1,060 site audits/site visits, 176 trainings/presentations, initiated recycling at 34 establishments, and started composting programs for 125 accounts during 2023.

## **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 million 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 million General Fund seed funding with other funding sources to be accessed through a no-interest revolving loan program (less program administration costs).

*Children’s College Savings Accounts*

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 0–5-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. To date, over \$1.1 million in program funds have been expended and 980 accounts have been opened.



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

The Santa Rosa Violence Prevention Partnership (The Partnership) is funded through Measure H (2022) proceeds and provides funding for staffing and program operating costs, as well as grants to City schools and non-profit organizations to fund programs related to Prevention, Intervention, Diversion, Re-Entry, and Healing.

Measure O funds preceded Measure H, and since 2006, the Partnership has provided more than \$11,000,000 to local community-based organizations and schools. Together, the Partnership and Measure H CHOICE grant funded programs work together towards our shared vision, that Santa Rosa emerges as a strong, resilient and interconnected community where all residents are safe, healthy, and thrive. In 2022, The Partnership released a Request for Proposals for the CHOICE Cycle XI Grant Program. Eight local agencies were selected for funding, totaling \$1.875 million in grant awards over the two-and-a-half-year grant cycle (July 1, 2022 – December 31, 2024). In addition to the CHOICE Grant Program, The Partnership implements other strategies to reduce and prevent violence and gang activity in Santa Rosa. In response to acts of increased violence in the community during the last three years The Partnership revised its five- year strategic plan in early 2023 and began work on building out intervention programs and services that will allow staff to interrupt and prevent violence in the community. This includes the development and launch of the Safe Campus Intervention Program, the Clean Slate Tattoo Removal Program and the Crisis Response and Hospital-Based Intervention Program. The Partnership initiated its Crisis Response Team three times in 2023, including after the March 1, 2023 fatal stabbing incident at Montgomery High School, and in response to the shootings on June 16, 2023, and June 24, 2023. Partnership staff participated in debriefing discussions at Montgomery High School and connected CHOICE grantees to students and families for direct services. In response to the two June shootings, The Partnership held a community meeting on June 27, 2023, and also held two community wellness popups in the two neighborhoods impacted by the shootings. These events included linking community members impacted by the shooting to services and support through The Partnership.

The Partnership also continued to implement its referral program in 2023. With funding

leveraged by the Sonoma County Probation Department, The Partnership also continued implementation of the Guiding People Successfully (GPS) Program. GPS provides critical funding for system-level improvements to The Partnership’s referral system, while also supporting evidence-informed prevention and intervention programs, including services such as case management, in-home counseling, work readiness training, and paid work experience. Since its inception in January 2015, over 515 youth have been enrolled in GPS. For FY 2022-2023, this includes 119 non-probationary youth and 20 youth on probation, an increase of about 120% over the previous year.

The Partnership also planned and hosted the 2023 Roseland Cinco de Mayo event. In less than two weeks, Partnership staff organized 26 vendors to provide resources, food and activities for youth and families in the area. Neighborhood Services provided a kids activity area and four bands provided entertainment for attendees. The event ran from 4:00 – 9:00 p.m. and hosted approximately 1,500 community members throughout the duration of the event. While the City does not typically plan or host this event, doing so this year provided the community with a safe, family friendly space to celebrate and also prevented sideshow activity and incidences of violence from occurring. 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**

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The General Plan calls for a positive business climate that includes the economic development programming goals of business and workforce attraction, retention and expansion in order to maintain the vitality of the city’s economic and commercial centers.

According to the latest Economic perspective, Sonoma County is poised for continued economic growth in 2024 and proves to be vibrant relative to Bay Area and regional counterparts. One key indicator cited in this positive trend is the job growth rate in Sonoma County which has experienced a 2.8% increase in growth since 2020, signaling a recovery and expansion in the job market. The unemployment rate has also seen a significant drop, currently at 3.7% in the County and 4.7% in Santa Rosa for 2023. These figures are a testament to the economic vitality of the City and its ability to create employment opportunities for its residents.

The growth has been spread across various industries with leisure and hospitality, construction, health care, and social services sectors seeing job gains of around 6% in 2023. The sectors that saw a drop in job opportunities were mainly in the retail, professional and business sectors, but the biggest decline was among farm jobs, dropping by nearly 2%, and may be affected by poor weather conditions. Overall, the City, with its diverse and growing industries, low unemployment rates, and overall positive economic trends is expected to witness a sustained growth in 2024.

In terms of vacancy rates: office, industrial, and retail were historically steady until 2020 when, mirroring national trends, all sectors saw increases in vacancies, with retail being hit the hardest. In 2023, following years of rapid expansion in overall markets, rent growth and near-zero vacancy rates, the industrial sector has slightly cooled off, which may be caused by the availability of suitable properties to meet demand. Retail vacancy rates are still on the rise and at a higher rate than pre-pandemic levels. Office vacancies have not recovered and continue to climb throughout Sonoma County.

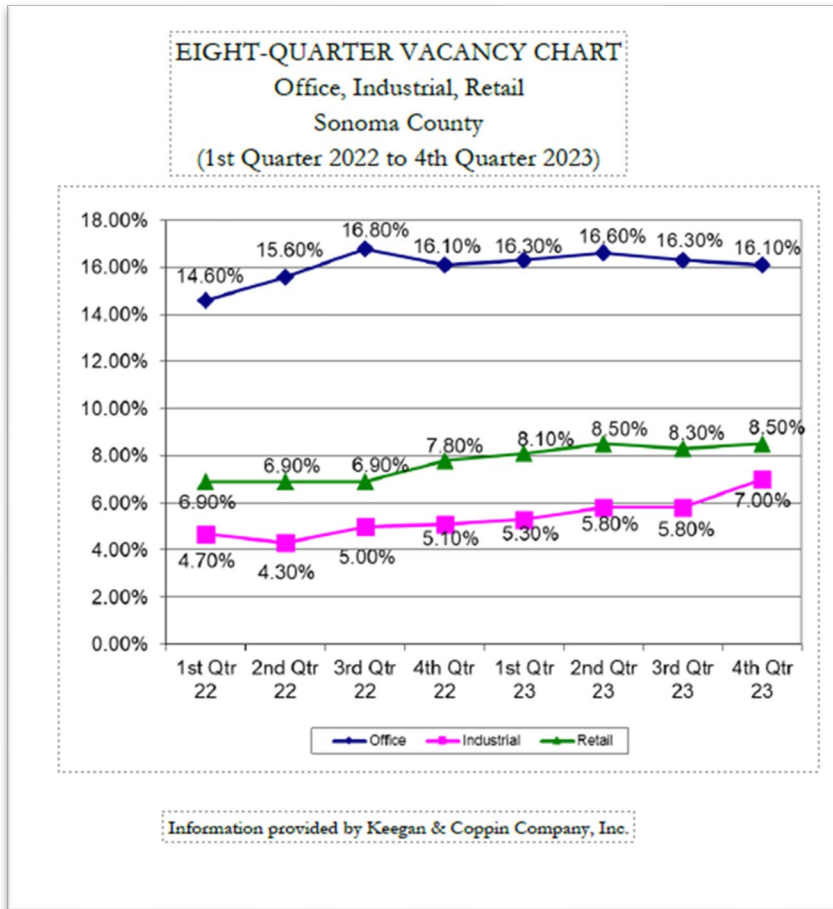


Figure 20 –Vacancy Chart

Note: infographics typically provided in this report related to percentage of jobs in various labor sectors, unique job postings and quarterly revenues by industry for 2023 are furnished by Sonoma County Economic Development Board and were not available at this time.

### Wayfinding Signs

In March 2023, a pilot program was launched in the Railroad Square to collect feedback on commercial wayfinding signs, as advertisement-related wayfinding was prohibited in the Zoning Code. This program was temporary and lasted one year to provide staff time to draft an amendment to the Zoning Code. In September 2023, a Public/Civic Wayfinding Sign Program was approved in the Downtown/Courthouse Square Area. This sign program provides directions to various parks, civic buildings, and events in Courthouse Square. The City conducted a public survey to help inform the drafting of an ordinance for proposed changes to the wayfinding sign regulations. At the end of 2023, staff was preparing to bring forward for adoption the Wayfinding Sign Ordinance, with additional standards for

Public/Civic Wayfinding and Business Wayfinding, allowing Railroad Square to apply for a non-temporary permit.



*Figure 21 – Wayfinding Signs*

Lastly, the programs intended to help address community inequities highlighted and intensified by the longevity of the pandemic to which Council allocated one-time funding sources, including the Childcare Facility Fund grant program, an educational savings account for eligible children under the age of 6, and a guaranteed basic income program for randomly selected qualifying residents, were developed and successfully launched in 2022. With a budget of \$2.9 million, the childcare support facility fund provides funding for facility development, rehabilitation and expansion of childcare facilities. In 2023, a total of 21 letters of interest were received. Of these, 90% were from licensed family childcare homes, and 10% from licensed childcare centers. As of 2023, grant agreements have been completed and allocations disbursed through First 5. Of the approved grant agreements, 57% submitted for the minor renovation and repair to preserve an existing facility grant category. There is an estimated total request of \$614,000. 29% submitted for the minor renovation and repair grant to increase licensing capacity grant category with a total funding request of \$480,000. And finally, 14% submitted for the major renovation and new construction grant category where there is a total request of \$345,000. The Guaranteed Basic Income pilot program’s goal is to reduce homelessness and its impacts and promote economic and community vibrancy by alleviating financial stressors for lower income pregnant and parenting families with young children in Sonoma County. As of December 2023, 80 Santa Rosa residents had qualified and a County-wide total of \$1,008,000 County ARPA funds had been expended via \$500/month payments through December 2024. The children’s educational savings account program is administered by First 5 of Sonoma County, using funds from the City of Santa Rosa and the California Student Aid Commission to provide initial investments in student savings accounts. As of December 2023, 980 accounts have been opened.

## **HISTORIC PRESERVATION ELEMENT**

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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 nine LMA applications submitted in 2023.

The grant-funded Historic Resource Evaluation (HRE) of the Downtown Station Area (DSA) was concluded in 2023. Reconnaissance surveys (also known as windshield surveys) were conducted on 779 age-eligible (pre-1974) properties and a historic context statement was prepared for the area. California Department of Parks and Recreation 523 forms were created for each surveyed property and evaluated for eligibility against the criteria of the National Register of Historic Places, the California Register of Historical Resources, and the Santa Rosa Historic Preservation Ordinance. These steps informed which of the 779 properties required more research through intensive level surveys. In 2023, staff was preparing to present the survey findings to the Cultural Heritage Board.

## 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:

- The City's [Community Wildfire Protection Plan \(CWPP\)](#) continued to serve as a roadmap to reduce the risk of wildfires locally through education, 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. The CWPP is a 5-year plan is schedule to be updated in 2025.

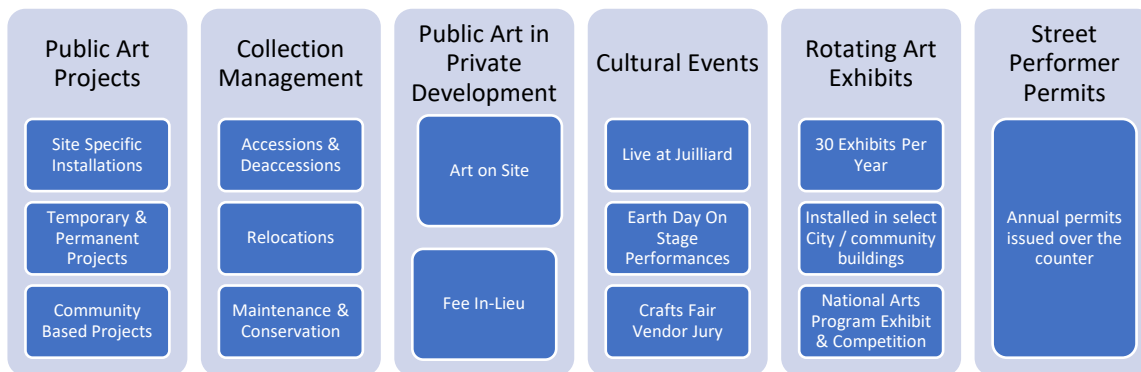
- \$2.75 million was allocated for implementation of the Fire Department’s Wildland Resiliency and Response Strategic Plan in 2021. In 2022, the Fire Department took delivery of two wildland fire engines (Type 3s) and completed the overall order of apparatus that includes two addition wildland fire engines (Type 6s). The purchases will significantly improve the Fire Department’s capacity and abilities to prevent, mitigate, and respond to wildland fires using current staffing and fire stations. The plan will also continue to provide additional resources to legislative efforts, community engagement and education, and wildland firefighting equipment.
- The Fire Department received approval from the State’s Housing and Community Development’s Community Development Block Grant – Mitigation Resilient Planning and Public Services Program for \$500,000 to fund the development of the Hazardous Vegetation and Fuels Management Ordinance along with education, outreach and assessments in the City’s Wildland Urban Interface areas.
- The Fire Department has continued to implement two FEMA Hazard Mitigation Grants that will total \$4.9 million upon completion of the programs to implement Fuel Reduction along Evacuation Routes and Wildland Urban Interface Fuel Modification (a Home Hardening and Defensible Space Program) work.
- 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 \$14.6 million FEMA Flood Mitigation Assistance Program grant, and \$3.2 million of Community Block Development Grant Mitigation Assistance funding.
- City Council reviewed and accepted the Final Water Supply Alternatives Plan in October 2023. The plan identified a suite of adaptive options for increasing the city’s water supplies by 2045 to enhance water supply resiliency and reliability, particularly in times of drought and/or catastrophic events. As recommended in the plan, Water Department will next identify funding opportunities, plan for capital investments, conduct hydrogeologic feasibility studies, and begin to scope the environmental pathway for identified conceptual projects.
- 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.
- Environmental Compliance and Certified Unified Program Agency (CUPA) Inspectors review hazardous waste manifests to ensure that hazardous materials are not being dumped to sanitary or storm sewers. 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 CUPA with questions. In compliance with

the NPDES MS4 permit issued by the North Coast Regional Water Quality Control Board, inspections are conducted by CUPA, Environmental Compliance, Sonoma County Health Department, Storm Water and Creeks, and other City Departments to assess compliance with municipal ordinances at industrial and commercial facilities that are critical sources of pollutants in storm water runoff. Pollutant reduction and control measures are required at industrial and commercial facilities with the objective of reducing pollutants in storm water runoff. Pollutant reduction and control measures may include structural treatment control, source control BMPs, and operation and maintenance procedures, which may be applied before, during, and/or after pollutant generating activities. Non-compliance is addressed with Corrective Action Notices, Notices of Violation, Administrative Orders, fines and at times termination of services/

- 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 2023, there were no incidents that required the activation of the Emergency Operations Center (EOC). The award of a federal earmark grant prompted implementation work in 2022 to upgrade the EOC over the next few years, which will allow the EOC to remain “hot” (permanently set-up) rather than “warm” (set up and ready to activate, but not a permanent, dedicated space), and where the space is shared among multiple departments. Emergency Management secured an Integrated Public Alert & Warning System (IPAWS) certificate allowing staff to send alert and warning messages to the community separate from the County, The City completed a major update to the Emergency Operations Plan (EOP), which was adopted by the Council in December 2022. The Continuity of Operations Plan (COOP) annexes have been updated and the basic plan will be updated in early 2023.

## 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 2023 Public Art Program highlights include:

**Public Art Strategic Plan Implementation.** In 2019, the program began a strategic planning process that was completed in February 2021. More about the plan can be found [HERE](#). In 2023, the following strategies and tactics were implemented towards achieving the identified goals:

- Public Art Audit continued
- Partnerships:
  - ✓ Office of Community Engagement
  - ✓ General Plan Update
  - ✓ Economic Development Small Business Support Program
  - ✓ Creative Sonoma
  - ✓ Santa Rosa Fire Department
- DEIAB professional development and mentoring for Art in Public Places Committee
- Grants for art organizations
  - ✓ The Mural Project
  - ✓ Artstart
- Grants for artists
  - ✓ ArtSurround Program
- Ongoing maintenance for public art collection
- PR & Marketing improvements

**Rosa californica.** Installed at City Hall, this gilded mural was created by Anna Wizarde and Julian Billotte in June 2023. The site-specific mural was a project of ArtSurround, a partnership with Creative Sonoma to enhance community livability through public art. A dedication ceremony was held on Friday, August 23, 2023.



Figure 22– Photo of *Rosa californica* mural, City Hall

**Maintenance & Conservation.** To care for its existing collection, the Public Art Program performs annual repairs and maintenance on murals, sculptures, and mosaics. In 2023, repairs and/or annual cleaning was performed on the following items: *Daphne* by Ron Rodgers, *Untitled* by Harry Dixon, *Marcie’s Bench* by Tivoli Too, *Schroeder and Lucy* by Tivoli Too, *Live Oak Lives On* by Artstart/Mario Uribe, *Sonoma Cownty* by ArtStart, *Whole Some* by Boback Emad, *Tuberosity* by Al Voigt & Douglas Unkrey, *My Turn* by Robert Ellison, *Guardian of the Creek*, by Mario Uribe.

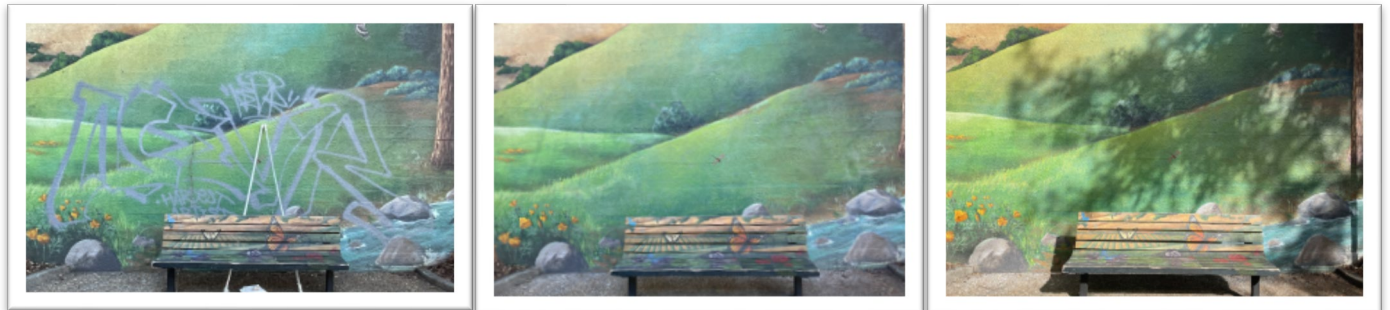


Figure 23 – Photos of before treatment, after removal and after treatment of existing mural



## II. ANNUAL REVIEW OF THE GROWTH MANAGEMENT PROGRAM

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The City's Growth Management Ordinance regulates residential growth. In 2023, 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 2023 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 2023, 1,708 residential building permits were issued. Of these permits, 1,596 were issued with Reserve "A," allotments and 112 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 2023, 400 new Reserve "A" allotments became available, with 1,596 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 2023, 256 remaining unused Reserve "A" allotments were used from the years 2011, 2012, 2013, 2014 and 2015. 1,340 Reserve "A" allotments were used from the years 2016, 2017 and 2018, and 140 allotments were used from 2019. Of the 400 new Reserve "B" allotments made available in 2023, 112 allotments were used.

- 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 1,038 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 66 acres of medians, roadway landscapes. The General Plan standard is 6 acres of 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.

### **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.

In 2021 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. In 2023, Sonoma Water and the Army Corps of Engineers continued to make progress on Phases IV through VI of the habitat enhancement project under a cost-share partnership where the Corps of Engineers covers 65% of the cost and implements the actual construction and Sonoma Water contributes the remaining costs as well as right of way, and management of the design contracts. Construction on Phase IV and V of the Dry Creek Project are underway, including Reaches 2A, 4C, 10 and 13 of Dry Creek. Phase VI is in final stages of design and planning with construction tentatively scheduled for 2025 and 2026. 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 in normal and some dry year scenarios. As described in the WSCP, the City will enact the appropriate stage of its Shortage Plan as needed to ensure water demand does not exceed supply.

Completed in 2023, the City led a comprehensive research effort to diversify and increase its potable urban water supply portfolio to enhance its resiliency to mitigate the impacts of future water supply shortages due to severe and/or prolonged droughts or service interruptions that could occur in catastrophic events. The City conducted a study of water supply options and developed an adaptive Water Supply Alternatives Plan for reducing vulnerability to water shortages and enhancing long-term water supply reliability. Throughout this process, Santa Rosa Water engaged a wide range of stakeholders. The project team held four interactive community meetings to give the community opportunities to learn about this effort, ask

questions, make comments, and offer ideas and suggestions. The project has also been discussed at publicly noticed meetings with the Board of Public Utilities and the City Council. The Water Supply Alternatives Plan presents a number of potential pathways that the City could take as it continues to plan for its water future. Next steps include identifying possible funding sources, planning for additional water use efficiency efforts, and beginning hydrogeologic and siting studies for future groundwater 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 on-going 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 Regional Treatment Plant (LTP) and is reused in the Santa Rosa Regional Water Reuse System. The CIP includes LTP and reuse system improvements that are intended to maintain adequate capacity to treat and reuse General Plan anticipated wastewater volumes. The reuse system's current 21.34-mgd capacity is anticipated to be sufficient into the future. Projects that would expand the existing reuse system to 25.89-mgd to meet General Plan projections for Santa Rosa and other regional 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 2023; 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 consider recent years, 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, 2023, a total of 456 allocated units were issued building permits on the respective housing development site.

**The number of qualifying units, owner/builder units, accessory dwelling 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, 2023, 1,708 units were subject to the Inclusionary Housing Ordinance. In 2023, 154 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 456 units targeted to lower income households, including 12 units for extremely low-income households, 173 units for very low-income households, 198 units for low-income households, and 73 for moderate-income households. A total of 530 owner/builder building permits were issued outside of the fire rebuild area last year.

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

In 2023, \$2.45 million was collected in Housing Impact fees, representing a 31 percent increase from 2022, when \$1.79 million was collected.

**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 2023.



- 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 2023 without issue. There are no staff recommended changes at this time.

**HOUSING ELEMENT GOAL APPENDIX  
2023 ANNUAL PROGRESS REPORT**

Goal	Objective	Housing Element Timeframe	Policy Implementation Status
H-1	Encourage the development of housing to meet the needs of all Santa Rosa residents.	Ongoing	<p><b>H-1 Adequate Sites:</b> The City has ensured adequate sites are available for the development of a variety of housing types for all income levels, including single and multi-family units, mobile homes, transitional housing, and homeless shelters. The 2023 Housing Element identified vacant parcels available for construction of residential units at various densities. The City is currently updating its General Plan which will review 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. The City is currently working on the House Santa Rosa project to improve data collection and reporting within the City’s current permitting system. One outcome of this project includes making the Sites Inventory data available on the City’s GIS webpages.</p> <p><b>H-2 Lot Consolidation &amp; Small Site Development:</b> The City is currently developing its outreach program with various departments to promote lot consolidation and small lot development. Staff aims to launch the program in late Spring or early Summer 2024. Additionally, the City is working on developing the Missing Middle Housing Ordinance which will help development on smaller sites. The City’s House Santa Rosa project contains a Development Feasibility Tool that displays site-specific development standards for properties throughout the City. This can be used to help promote the need to consolidate small lots to owners of this type of land.</p> <p><b>H-3 Encouraging Housing in Mixed-Use Projects:</b> The City conducted surveys of local developers in July 2023 and January 2024 on how to encourage residential units within mixed-use projects. The City is now developing additional incentives from the results. Planning Staff are currently working on an Ordinance to reduce application requirements for residential projects, including mixed-use residential projects. Additionally, the City is working on providing a streamlined review process for</p>

		<p>residential projects over 10,000 square feet within Priority Development Areas.</p> <p><b>H-4 Opportunity Development Areas:</b> The City is currently working on a project to permanently adopt reduced review authority and permit streamlining measures in Priority Development Areas (PDAs) by the end of 2024. Opportunity Areas are proposed to be added to the City's internal and public GIS programs in 2024. The City is also working on a city-wide process to prioritize projects with 100% affordability. The City will continue to review additional ways to promote higher-density and affordable housing in PDAs and Opportunity Areas.</p> <p><b>H-5 Accessory Dwelling Units:</b> The City continues to support the Napa Sonoma ADU Center's pre-reviewed plans and is working on tools to streamline ADUs. In late 2023 and early 2024, staff worked with LAFCO on removing the requirement of Utility Certificates for ADUs within the County that are located inside a Sewer/Water Agreement Area. This will now allow for ADUs to be placed by-right within these parts of the County/City. The City's website and Zoning Code for ADU information are translatable into multiple languages beyond the typical bilingual translation. Staff will continue to work on a plan to conduct outreach on ADUs in local programs in 2024.</p> <p><b>H-6 Innovative Housing Options:</b> The City currently offers innovative temporary housing options for a period not to exceed five years, including RVs and tiny homes on wheels. 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. Additionally, the City is working on multiple Zoning Code updates to address housing legislation from 2023. The City is also looking into the possibility of allowing tiny homes on wheels as ADUs. Tiny Homes on permanent foundations are currently allowed by-right on parcels that allow for single-family detached housing uses.</p>
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		<p><b>H-7 Prohousing Designation:</b> On July 14, 2023, Gov. Gavin Newsom announced that the City of Santa Rosa had received the State of California’s Prohousing Designation from the Department of Housing and Community Development (HCD). The City will continue following the requirements to keep this designation and reapply, as needed, in the future.</p> <p><b>H-8 Sites Identified in Previous Cycle:</b> Planning staff is working on cross-referencing sites identified in the previous Housing cycle, to be completed in 2024. These sites will then be located on the City's public and internal GIS programs. Additionally, the City is working on an interactive dashboard that displays site-specific development standards for properties throughout the City, which will showcase these sites as possible project locations for by-right housing to be available in 2024.</p> <p><b>H-9 Large-lot Development and Subdivision:</b> The City continues to support and offer the Pre-Application Meeting to prospective applicants. This is an interdepartmental staff review of preliminary or conceptual design applications, especially for large lot development and subdivisions. These meetings are intended to provide a better understanding of the City’s permitting process and, through early consultation, troubleshoot project issues for potentially complex development proposals. Planning application fee estimates can also be provided to applicants, based on the submitted project description. These meetings are currently available at no cost to the applicant. Additionally, the City is working on an Ordinance to establish permit streamlining for projects in Priority Development Areas and projects with 100% affordability. The City is also working on a Specific Plan for South Santa Rosa with Sonoma County that has the potential for larger lot development and subdivision.</p>
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H- 2	Conserve and improve the existing affordable housing stock.	Ongoing	<p><b>H-10 Code Enforcement Activities:</b> The City continues its support of the Neighborhood Revitalization Program (NRP) with support from Code Enforcement, the Fire Department, and administrative staff. The program will continue to grow with the addition of an Outreach position in 2024 through the Ombudsman grant to offer additional support. This position is aimed at advancing the NRP by connecting with the community about Code Enforcement and with a bilingual staff member. Currently, The West End, Cherry St, St Rose, Railroad Square, Burbank Gardens, and Ridgway are not a part of the NRP, but would be captured on a complaint basis by Code Enforcement. The City is planning to expand the program in the future to Roseland, a predominantly Latino and Spanish-speaking community. Staff will continue to review opportunities to expand the program through grant funding. Areas that are currently part of the NRP are Apple Valley, Aston Ave, Corby Beachwood, Heidi Place, Olive/Corby, South Park, Sunset McMinn, and West Ninth. In 2023, the Housing Authority funded rehabilitation for 49 units dedicated to affordable senior housing in the very-low-income category.</p> <p><b>H-11: Housing Conditions Survey:</b> The Housing Conditions Survey is currently underway with a proposed completion date targeting the end of Spring 2024.</p> <p><b>H-12 Housing Rehabilitation:</b> The City continues to offer the Housing Accessibility Mobility Program (HAM). The City is planning to launch a new rehabilitation program with funding availability by the end of 2025. Staff continues to evaluate opportunities for additional funding as they become available through HUD and HCD. The City continues to utilize local and federal funds to help rehabilitate affordable housing units. In 2022, \$700,000 was awarded by the Housing Authority to rehabilitate a 51-unit complex, 27 are very-low and 24 are low-income. Another complex was awarded a \$2.2 million loan in September 2022 and an additional \$1.07 million loan in 2023 for acquisition and</p>
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		<p>rehabilitation. This project consists of the acquisition of a senior complex and rehabilitation work to keep the units affordable rather than at market rate. The work on rehabilitation is pending and should begin in 2025. This project consists of 48 units, all very low-income.</p> <p><b>H-13 Mobile Home Park Preservation:</b> The City continues to provide the Mobile Home Zoning District, the Mobile Home General Plan Land Use Designation, and the Mobile Home Use as methods to help preserve the existing Mobile Home Parks and Mobile Homes. The City is still identifying the feasibility and community support for a conversion ordinance.</p> <p><b>H-14 Mobile Home Park Rent Control:</b> The City continues to administer and enforce the Mobile Home Rent Control Ordinance and allows rent increases as a percentage of the Consumer Price Index. This program is utilized Citywide within all of the 16 Mobile Home Parks to help protect the Mobile Home land use as an affordable housing option. The City lost its 17th Mobile Home Park in a fire. This property is being redeveloped with affordable units and dedicated senior housing that allows the former Mobile Home Park residents first choice.</p> <p><b>H-15 Preservation of At-Risk Housing Units:</b> The City routinely connects with affordable housing developers to assess needs for properties. The City will provide additional affordability restrictions by pushing back the date before units can enter market conditions and offer loan extensions for projects that are nearing the end of their affordability loan and have not been able to pay their loan. This process is to ensure ongoing affordability and to not lose any units to market rate conditions.</p> <p><b>H-16 Santa Rosa Housing Trust:</b> The City tracks affordable housing through a variety of internal processes and public-facing programs. The Trust Affordable Housing Management System is an</p>
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		<p>ongoing program that tracks loans, and the Housing Allocation Program supports the increase of affordable housing through a requirement of on-site affordable units or payment of in-lieu fees to support affordable housing on other sites. Staff are currently working on releasing a public version of an affordable housing tracker in 2024. The City will continue to review, update, and expand these existing programs. In 2023, the Housing Authority Made the following awards from federal, state and local funding sources:</p> <ul style="list-style-type: none"> <li>• \$2,585,610 for new construction costs for 30 units (all targeted to seniors). 6 units at Extremely Low income, 17 units at Very Low income, 7 units at Low income</li> <li>• \$1,300,000 for new construction costs for 64 units, 30 units at Extremely Low Income for Permanent Supportive Housing for formerly homeless with a disability, and 33 units at Low Income.</li> <li>• \$1,073,583 for rehabilitation and acquisition-related costs for 49 units (all targeted to seniors) and 48 units are at Very Low Income.</li> <li>• \$3,500,000 for new construction costs for 64 units, 24 units at Extremely Low (16 of those targeted to homeless), 27 units at Very Low, and 12 units at low income.</li> </ul> <p><b>H-17 Affordable Housing Tracker:</b> In 2023, the City began developing a series of housing data dashboards that track all housing data, including the level of affordability. This Dashboard was launched in January 2024 to assist staff with housing data tracking for reporting to the Department of Finance and HCD. The City is in the final stages of the House Santa Rosa project which will provide a live Pending Development Report as well as housing data that showcases each project in the City and its affordability levels. Staff is working on providing information on funding sources in the dashboard.</p> <p><b>H-18 Inclusionary Housing:</b> The City evaluated the possibility and determined that a requirement for on-site inclusionary housing would not be sought by the City. The City has no issue providing affordable</p>
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			<p>units through in-lieu fees. This will continue to be under review and can be re-evaluated in the future.</p> <p><b>H-19 Essential Housing Bond Financing Program:</b>  The City has joined two Joint Powers Authority programs to help target affordable housing projects. Staff currently work with the California Community Housing Agency (CalCHA) and the California Statewide Communities Development Authority (CSCDA). The programs work to provide for gradual conversion of units to lower income as people move out. • The CalCHA partnership has a 390-unit complex with 1/3 of the units as Low income, 1/3 as Median income, and 1/3 as Moderate income. • The CSCDA partnership has a 277-unit complex consisting of 1/3 of the units as Low income, 1/3 as Median income, and 1/3 as Moderate income.  o An additional California Special Districts Association (CSDA) partnership consists of a 180-unit complex with 1/3 of the units as Low income, 1/3 as Median income, and 1/3 as Moderate income.</p>
H-3	<p>Increase special needs housing opportunities and supportive services for lower income households, families with children, seniors, persons with physical and developmental disabilities, farmworkers, female-headed households, and people who are experiencing homelessness.</p>	Ongoing	<p><b>H-20 Support Affordable Housing Development:</b> In July 2023, the City met with developers for feedback on existing streamlining programs offered by the City and to receive additional comments regarding additional incentives. Staff is currently working on a project, proposed to go to City Council in 2024, that would do the following: codify Priority Development Areas (PDAs), provide a streamlined application process for projects in a PDA, provide streamlined process for projects with 100% affordability, codify a process to apply for Temporary Housing, and reduce application requirements and use permit requirements for Community Care Facilities, Mobile Home Parks, Emergency Shelter, Single Room Occupancy Facility, and Agricultural Housing. In 2024, the City is removing the overconcentration standards for Senior Housing and allowing palliative/end-of-life care as part of the land use. The City is currently working on its Missing Middle Housing Ordinance aimed at increasing density in various parts of the City. Additionally, the City is working on launching a development feasibility tool that displays site-specific development standards for properties throughout the City. A user can also enter specific project criteria and view a list of properties that could accommodate that conceptual project.</p>

		<p><b>H-21 Funding for Affordable Housing Development:</b> The City is currently working on adoption of a new General Plan. Equity Priority Areas are a key component of the new General Plan and staff have conducted outreach to address Equity Priority Areas including goals, policies, and actions. In 2024, staff will explore additional strategies and programs. Equity Priority Areas have been added to internal and public GIS programs. The City follows the Uniform Relocation Act for use of Federal funds as required by HUD. The deepest levels of affordability have preference. Yearly outreach is conducted for Notice of Funding Availability (NOFA), and outreach is currently underway for the consolidated plan (CONPLAN) for HUD. For projects in high resource areas of the City with affordability: 99 units are for the SB35 Mahonia Glen project, which is under construction, and includes units dedicated to Farmworkers, and 48 units for an affordable Senior Housing rehabilitation and acquisition project. Additionally, 5 of 12 units for affordability ownership have been built in one of the highest resource areas of the City.</p> <p><b>H-22 Housing for Persons with Disabilities:</b> The City is proposing to adopt a fee study in Spring 2024 that changes several application fees. The fees associated with Reasonable Accommodations and Affordable Housing are proposed to be reduced to promote inclusionary housing and housing for persons with disabilities. Additionally, in 2024, the City will reduce application requirements for Senior Housing and will allow Senior Housing to include palliative/end-of-life care. In 2023, as part of the Caritas Homes Phase I and II project, 63 affordable units completed construction, 30 units of which are targeted to chronically homeless persons with a disability, referred by Coordinated Entry. The Caritas Home Phase II project received \$1.3 million in a funding commitment to build an additional 63 units each with another 30 units for formerly homeless with disabilities. The Housing Authority also awarded funds to a project for acquisition and rehabilitation. The work includes bringing the site into compliance</p>
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		<p>with ADA standards for all 48 residents to ensure the site is accessible to people with disabilities.</p> <p><b>H-23 Housing for Farmworkers:</b> In 2024, staff is working on a proposal to the City Council to reduce the Use Permit requirements for Farmworker Housing. The City also regularly meets with developers to discuss potential sites for affordable housing. Additionally, an approved SB35 project with a proposed 99 units (26 units at extremely low income, 22 units at very low income, and 50 units at low income) is providing 43 dedicated units toward permanent Farmworker Housing.</p> <p><b>H-24 Housing for Persons Experiencing Homelessness:</b> The City has been developing an updated Resilient City Ordinance since Spring 2023 and is proposing to bring the project to the City Council before the end of 2024. The City held a public survey in July 2023 to gain feedback on the existing Ordinance. This Ordinance focuses on emergency protocol in response to natural disasters which includes rebuilding measures, lenient nonconforming standards, temporary housing permitting processes, reduction of planning entitlement requirements for use permits, design review, creekside development, hillside development, and historic landmark alteration. Additionally, it reduces permit requirements for Emergency Shelters. Public Services Program funds are used for homeless services to help fund local homeless support centers, including beds for interim housing and day services, as well as a local program for homeless women and children. The homeless outreach team is funded annually and works with local nonprofits. The City continuously supports developers that house formerly homeless individuals and homeless dedicated units. The City also participates in the HOME American Rescue Plan and conducts outreach on homeless prevention services.</p> <p><b>H-25 Housing for Extremely-Low Income Households:</b> The City is currently developing its outreach program by December 2024 to</p>
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		<p>organizations that support extremely low-income residents. Additionally, the City is working on an Ordinance to reduce permit requirements for Single Room Occupancy Facilities, Community Care Facilities, and supportive housing. In 2024, the City is proposing to reduce permit requirements for Senior Housing and increase the population this use permit could serve by adding palliative/end-of-life care. This Ordinance also includes the codification of the City's Temporary Housing program. The City also has annual outreach with the developer and service provider community as well as outreach to residents. In early 2024 the City will conduct additional outreach under the Federal Consolidated Plan community meeting. This provides information on available federal funds and what they can be used for, as well as the amount of funding available in the next year. Feedback will be aimed at determining priorities for funding for allocation. Additionally, an online survey will run for six weeks in early 2024 for everyone in Santa Rosa to help prioritize the funding for affordable housing and homeless services. The information from this will be presented to the Housing Authority Board and the Community Advisory Board to receive additional public comment. In 2023, 97 extremely low-income units completed construction with a recorded deed restriction, and the Housing Authority awarded funds for 60 additional affordable units for new construction.</p> <p><b>H-26 Housing for Senior Households:</b> The City is proposing to adopt a Zoning Code Text Amendment in 2024 that reduces the permitting requirements for Senior Care Facilities and adds palliative/end-of-life care to the use to encourage Senior Housing options in the City, especially for those that need assisted living and on-site skilled care. Staff is currently working with developers to utilize the new changes and provide additional Senior Housing units. The City continues to promote and utilize the State Density Bonus, the local Supplemental Density Bonus, reduced parking requirements in the Downtown Station Area Specific Plan, and a streamlined application process in Priority</p>
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			<p>Development Areas. The City is currently working on a proposal to streamline projects that consist of 100% affordability. In 2023, the Housing Authority funded 30 units for low-income Senior Housing, and 132 units were constructed for low-income senior housing near public transit and medical facilities.</p> <p><b>H-27 Housing for Large Households:</b> In June 2023, the City adopted an Ordinance that codified the Supplemental Density Bonus. This is offered to eligible affordable housing projects within the Downtown Station Area and the North Station Area-Specific Plans. Eligible projects can earn up to 100 eligibility points that provide additional bonuses. One of the criteria that can provide additional eligibility points is providing affordable housing units with three or more bedrooms, which can earn up to 40 eligibility points. The Supplemental Density Bonus also offers eligibility points for Open Space and innovative community benefits. Additionally, the City is working on an ordinance to reduce permitting requirements for a variety of Day Care uses Citywide. The City will continue to review additional ways to provide incentives through this program and others. The City does an annual solicitation for housing funds and reviews the proposed projects. Proposed projects with larger units have a higher score that is used to receive funds. In 2023, the Housing Authority funded 18 3-bedroom affordable units.</p>
H- 4	Ensure equal housing opportunities for all residents, regardless of their special characteristics, as protected under state and federal fair housing laws.	Ongoing	<p><b>H-28 Building Community Acceptance:</b> Planning staff is currently working on an engagement strategy and is looking into potential partnerships with local community organizations to host an annual event by June 2024.</p> <p><b>H-29 Fair Housing Services:</b> The City continues to fund fair housing services by contract every Fiscal Year. The June 2022-2023 contract served 222 households. The City is finalizing the HUD-required Fair Housing Plan, which is expected to be adopted in Spring 2024.</p> <p><b>H-30 - Affirmatively Furthering Fair Housing - Anti-Displacement Strategies:</b> The City operates from the 2012 Fair Housing Plan. This plan is currently being updated by Spring 2024 to address the Fair Housing issues in Santa Rosa and the requirements of HUD.</p>



		<p>The City is working on removing barriers that will allow additional residents of Santa Rosa to serve on Boards and Commissions in 2024.</p> <p><b>H-31 - Affirmatively Furthering Fair Housing – Place-Based Revitalization Strategies:</b> The City currently meets monthly with School Administrators as part of the Safe Routes to Schools Task Force to focus on walking and biking issues for students. Staff conduct school walking audits, meet with parents at schools in Equity Priority Areas, and field public comment at community meetings for ways to incorporate and improve the City's active transportation programs. The upcoming Active Transportation Plan will be engaging in three phases of outreach in 2024 and aims at meeting with several community groups within Equity Priority Communities and will work toward forming a group to connect annually. The City works with the SCTA on a weekly basis for various projects across the City and meets with MTC staff regularly through roles on regional advisory boards. Staff prioritize grant searching to conduct city-led projects within PDAs and Equity Priority Communities. The City continuously supports the following programs: Park-A-Month, Violence Prevention Partnership, Volunteers in Police Service, The Violence Prevention Awareness Series, Public Art in Private Development Ordinance, and Public Art Program. The Choice Grant Program assisted 5,858 individuals during the 2022-2023 Fiscal year and the current cycle of programs is proposed to support these individuals through the end of 2024. Neighborfest, a pilot program to encourage locally organized gatherings, was discontinued. In late Spring 2024, the Small Business Support Program is scheduled to award 42 businesses a Facade Improvement Grant. The City has allocated \$2,900,000 (approximately \$1,500,000 encumbered in grants) to provide financial support to the childcare sector for the build-out of new childcare/early learning facilities, as well as rehabilitation, renovation, and repair of existing childcare/early learning facilities. The Childcare Facility Fund promotes the sustainability and</p>
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		<p>expansion of access to high-quality childcare options for working families. In addition, 980 child college savings accounts have been opened totaling \$1,137,500 expended to address educational disparities. Staff is working on an Ordinance for 2024 that will reduce Planning permitting requirements for Child Care facilities. In 2023, the City conducted outreach to local high schools to incorporate ideas from students into Placemaking Strategies within the General Plan. The Pathway to Income Equality Pilot Program is being supported by the City and funds have been awarded to the program. In 2023, the City offered the one-time Diversity, Equity, Inclusion and Belonging (DEIB) Spaces Mini-Grant Program. The goal of the DEIB Spaces Mini-Grant is to increase access to and secure spaces that create diversity, equity, inclusion, and belonging. Eligible applicants received up to \$5,000 in funding to implement their projects. In 2022, the City awarded 9 projects up to \$2,500 for Community Improvement Grants and all work has been completed by the end of 2023 on these projects. In 2023, the City awarded 4 grants for a total of \$9,613.80. The work must be completed by the end of 2024. In 2023, 267 Teens participated in the Summer Work Experience Program for Teens. The City's Capital Improvement Program is currently operating in its five-year financial plan as set by the City Council. Current projects include bridges and other structures, creeks and drainage systems, work at the Laguna Wastewater Treatment Plant and other City facilities, upgrades to parks, pedestrian and bicycle facilities, sanitary sewer collection system, street network, traffic signals and systems, and the water distribution system. The City will continue to review new Place-Based Revitalization Strategies. The City Council holds a public hearing during the first quarter of each year to solicit budget priorities from the community. This input, combined with information given directly to the City Council or City Manager, and from specific staff project requests, is evaluated and prioritized based on need and the amount of funding available. The Public has the opportunity to weigh in on CIP projects during the</p>
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		<p>budget cycle. Additionally, public comment is utilized for prioritizing walking and biking projects, specifically through the Bicycle and Pedestrian Advisory Board. The City works to complete all priority 1 CIP projects as soon as possible which include projects that are grant-funded, and disaster recovery, public safety, and environmental-related, mandated/required, and fully funded.</p> <p><b>H-32 - Tenant Protection/Eviction Prevention Measures:</b> The City funds Legal Aid annually each Fiscal Year to assist people with eviction/tenant protection. The 2022-2023 Fiscal Year contract served 407 people.</p> <p><b>H-33 - Real Property Transfer Tax:</b> Real property transfer tax is used to fund Homeless Services by the City. In 2023, Homeless Services supported these services by approving funds for 94 low-income units. The City is currently working on the South Santa Rosa Specific Plan and will be reviewing ways to support housing in this area of the County/City.</p> <p><b>H-34 - Participation in the Mortgage Credit Certificate Program:</b> The MCC program is currently not an active program by the City. A version of this program was formulated in 2021. The Council approved \$2 million for a down payment assistance loan program to serve 26 households with initial deployment of the funds. The program began accepting applications in October 2023. This is a revolving loan fund, and the program will continue to fund additional households as funds are deployed in the future.</p> <p><b>H-35 - Community Land Trust Program:</b> The City is researching the possibility of developing a Community Land Trust Program.</p> <p><b>H-36 - Section 8 Housing Choice Voucher Program:</b> As of October 2023, the Housing Authority is under contract for 1,925 Section 8 Vouchers. The number of vouchers that can be administered is a direct result of funding provided by HUD and the cost of the rental market in Santa Rosa.</p>
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H-5	Reduce or remove government constraints on the maintenance, improvement and development of housing, where feasible.	Ongoing	<p><b>H-37 - Application Streamlining and Compliance with Senate Bill 35 (Streamlined Affordable Housing):</b> In 2023, the City conducted a fee study, proposed to be adopted in 2024. Part of this process included a new fee to allow for a future comprehensive Zoning Code update. This also lowers fees related to Reasonable Accommodation. Additionally, the City is working on various Zoning Code text amendments to reduce permitting requirements for farmworker housing, emergency shelters, community care facilities, and definitions related to housing, The City also annually works on implementing various housing bills from the State through Zoning Code Text Amendments. In November 2023, the City adopted an Ordinance that extended Priority Development Areas through the end of 2024 as well as streamlined the Design Review process that corresponded with PDAs. The City is currently working on codifying the Priority Development Areas and the streamlined Design Review Process as well as expanding the additional provision to projects that have 100% affordability. This project is proposed to be brought to Council in 2024. Additionally, the City is working on updating SB 35 checklists to help streamline the application process.</p> <p><b>H-38 - Zoning Code Amendments:</b> In 2023, the City conducted a fee study which is proposed to be adopted in 2024. Part of this process included a new fee to allow for future comprehensive Zoning Code updates. This study also lowers the fees related to Reasonable Accommodation. Additionally, the City is working on various Zoning Code Text Amendments that reduce permitting requirements for farmworker housing, emergency shelters, community care facilities, and definitions related to housing, The City also annually works on implementing various housing bills from the State through a comprehensive Zoning Code Text Amendment proposed in 2024.</p> <p><b>H-39 - Revised Parking Standards:</b> The City is currently working on Zoning Code Text Amendments</p>

			<p>related to parking that originated from Housing Bills from the State Assembly and State Senate in 2023.</p> <p><b>H-40 - Design Review Findings:</b> The City is looking into updating the Design Review process to provide a more streamlined approach. This would also include reviewing and updating the Objective Design Review standards for by-right housing. Additionally, Staff is working on a project that will streamline the Design Review process for projects within Priority Development Areas and for projects with 100% affordability by the end of 2024.</p>
H-6	Develop energy-efficient residential units and rehabilitate existing units to reduce energy consumption.	Ongoing	<p><b>H-41- Energy Efficiency in Residential Development:</b> The City currently requires CALGreen Tier 1 Standards, which is continuously supported and applied in an ongoing process. The program can be reviewed every three years to ensure State compliance with standards and CALGreen tiers. In 2023 the Housing Authority approved a \$1,073M loan to PEP Housing for rehabilitation of the Vigil Light Senior Apartments at 1945 Long Drive. Rehabilitation work includes improvements to energy efficiency throughout the development, including updated windows and sliding glass doors, new insulation, solar gable vent fans, and Energy Star appliances. Additionally, two projects funded through the Housing Authority’s Community Development Block Grant Disaster Recovery (CDBG-DR) program, Caritas Homes Phase I and Laurel at Perennial Park Phase I, were completed, and two are under construction (Cannery at Railroad Square and Burbank Avenue Apartments). CDBG-DR funding requires new construction to meet or exceed CalGreen requirements. Staff is researching the possibility of further efficiency strategies and the audit program, as well as funding opportunities to support these programs.</p> <p><b>H-42 - Water and Wastewater Priority:</b> On September 26, 2023, the City Council readopted Council Policy No 200-20, “Provision of Priority Water Service to Residential Developments with Affordable Housing Units” and Council Policy No 200-21, “Provision of Priority Sewer Service to</p>

			<p>Residential Developments with Affordable Housing Units”. California Government Code Section 65589.7 enhances the priority granted to lower-income housing by requiring public agencies that provide water or sewer services to adopt written policies and procedures for providing priority service to residential developments with lower-income housing by July 1, 2006, and at least every five years thereafter. The City Council adopted Policies 200-20 and 200-21 on October 17, 2006, and re-adopted these policies on August 30, 2011, December 5, 2017, and again on September 26, 2023. The City of Santa Rosa, to the extent practical, will provide water and sewer service when sufficient water supply, distribution and collection transmission capacity, and treatment and disposal facilities are available to accommodate demand approved by the City within the service area, in accordance with the General Plan and the proposed development can be served in a fashion that meets the City’s criteria. Approval of applications for connection to the City’s water and sewer system shall not be based on the presence or absence of affordable housing or low-income households.</p>
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