

From: [Adrian Covert](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Support for the Affordable Housing Capital Facilities Fee Pilot Program
Date: Monday, November 11, 2024 7:33:05 AM
Attachments: [11.11_CFFProgram.pdf](#)

Greetings Mayor Rogers and Councilmembers,

Please see the attached letter from Santa Rosa YIMBY in support of the proposed Affordable Housing Capital Facilities Fee Pilot Program.

Sincerely,

Adrian Covert
Local Lead
Santa Rosa, CA



November 11, 2024

The Honorable Mayor Natalie Rogers
Council Chambers, City Hall
100 Santa Rosa Avenue
Santa Rosa, CA

Re: Affordable Housing Capital Facilities Fee Pilot Program - SUPPORT

Dear Mayor Rogers and Councilmembers,

The high cost of housing is the single biggest challenging facing Santa Rosa and many other cities throughout California. High housing costs lead to a shrinking workforce, longer commutes, and higher rates of poverty and homelessness. To address these and other challenges, Santa Rosa must do more to reduce the cost of building new housing, including by reducing the impact fees on new housing developments. To that end we respectfully encourage you to adopt the Affordable Housing Capital Facilities Fee Pilot Program.

The Affordable Housing Capital Facilities Fee Pilot Program proposed by staff would reduce the Capital Facilities Fee to \$0 on all new deed restricted housing affordable to incomes up to 120% of area median income for a period of up to three years or until a new nexus study on impact fees can be completed, whichever comes first. This measure could help many new housing developments at the fiscal margins pencil out, and help Santa Rosa compete for the region's limited construction capacity.

Staff anticipate this pilot could cost the city approximately \$3.1 million in lost revenue. As the city faces projected budget deficits over the next few years, we must remember that housing is an investment, not a burden, and that the city must remain focused on ways to grow out of its fiscal challenges. While nexus studies will always find a nexus between new housing and new infrastructure costs, they nearly always fail to evaluate the costs of inaction, for example the costs related to increased homelessness, longer commutes, and a shrinking workforce.

On behalf of Santa Rosa YIMBY, a volunteer association of residents dedicated to building Santa Rosa into an affordable, vibrant, low-carbon city for all, we thank city staff for developing this proposal and respectfully urge the City Council to adopt.

Sincerely,

A handwritten signature in black ink, appearing to read "Adrian Covert", written in a cursive style.

Adrian Covert
Local Lead
Santa Rosa YIMBY

From: [George DuPre](#)
To: [City Council Public Comments](#)
Subject: [EXTERNAL] Support for Affordable Housing Capital Facilities Fee Pilot Program
Date: Monday, November 11, 2024 9:05:28 AM

Good Morning Mayor Rogers and Councilmembers,

I wish to respectfully encourage the Santa Rosa City council to adopt the Affordable Housing Capital Facilities Fee Pilot Program. I am a 4-year resident, and homeowner, in Santa Rosa, and believe that we need more affordable housing for our workforce, residents, and the unhoused. I realize there will be a cost associated with the reduced fees associated with this program, but I, for one, feel that those of us who are doing well should push for such changes, and also support offsetting rises in other city income, especially taxes, to make up the deficit, to pay for this and other projects for our city.

Sincerely,
George DuPre

[REDACTED]
Santa Rosa CA

[REDACTED]

From: [Jmullineaux7](#)
To: [_CityCouncilListPublic](#)
Subject: [EXTERNAL] Right Size Impact Fee program
Date: Saturday, November 9, 2024 2:05:31 PM

Board of Supervisors,

I urge you to adopt Generation Housing's Right Size Impact Fee program to streamline resource utilization, reduce staff burden and target developers who are ready to proceed with projects. Passage of the Right Sized program will catalyze the affordable housing, workforce housing, and market rate housing production needed to meet the County's RHNA allocation and generate direct and positive impacts for unincorporated communities and households.

We cannot wait for change while thousands of families sit on waitlists for affordable homes, and the enrollments in our local schools continue to diminish. We must incentivize affordability NOW.

J Mullineaux



Santa Rosa, CA 95404