

RESOLUTION NO. RES-2018-169

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ESTABLISHING PAYMENT OPTIONS FOR WATER AND WASTEWATER DEMAND FEES FOR HIGH-DENSITY RESIDENTIAL WITHIN THE DOWNTOWN SPECIFIC PLAN AREA

WHEREAS, there is a need for additional housing units and the City embarked on a major effort to address the current housing crisis since before the October 2017 fires; and

WHEREAS, the City Council has an interest in incentivizing the location and development of high density residential units within the downtown area and close to transit pursuant to a high-density residential incentive program; and

WHEREAS, the City has specifically identified the payment of water and wastewater demand fees in the course of construction as an impediment to the development of such high-density residential development downtown and wants to provide options for payment of such fees as part of the incentive program.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa hereby adopts the following payment options for payment of water and wastewater demand fees for high-density residential projects of at least three stories in height with two or more floors dedicated to residential use, located within the boundaries of the Downtown Specific Plan Area and General Plan Downtown Core Boundary (collectively, the Downtown) as depicted in the attached map at Exhibit A and made part hereof, and securing a foundation permit from the City's Building Department on or before August 31, 2023:

1. Payment option one: Deferral of payment of residential water and wastewater demand fees until after 75% occupancy of all residential units within the project or six months from the date of final inspection approval, whichever is sooner.
2. Payment option two: Five-year payment plan for residential water and wastewater demand fees in five equal annual payments subject to interest based on the Prime interest rate, as published on the Bloomberg on-line internet site (www.bloomberg.com).

The above payment options shall be subject to owner/developer executing a promissory note and deed of trust to be recorded against the subject property to secure the payment of all deferred water and wastewater demand fees, as well as such other documents deemed reasonably necessary, in a form approved by the City Attorney's Office and the Director of Santa Rosa Water. A project seeking to participate in one of the above payment options shall not be eligible to participate in any other payment plan for water or wastewater demand fees.

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BE IT FURTHER RESOLVED that the Council hereby delegates authority to the Director of Santa Rosa Water to approve and execute such agreements necessary to carry out the above defined payment options.

IN COUNCIL DULY PASSED this 25th day of September, 2018.

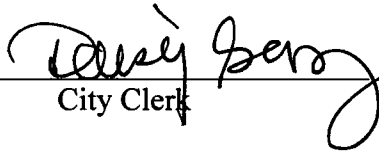
AYES: (6) Vice Mayor Rogers, Council Members Combs, Olivares, Sawyer, Schwedhelm, Tibbetts

NOES: (0)

ABSENT: (1) Mayor Coursey

ABSTAIN: (0)

ATTEST:


City Clerk

APPROVED:


Vice Mayor

APPROVED AS TO FORM:

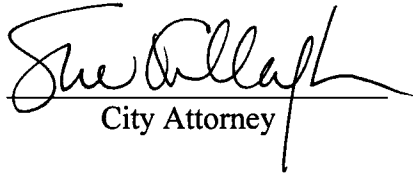
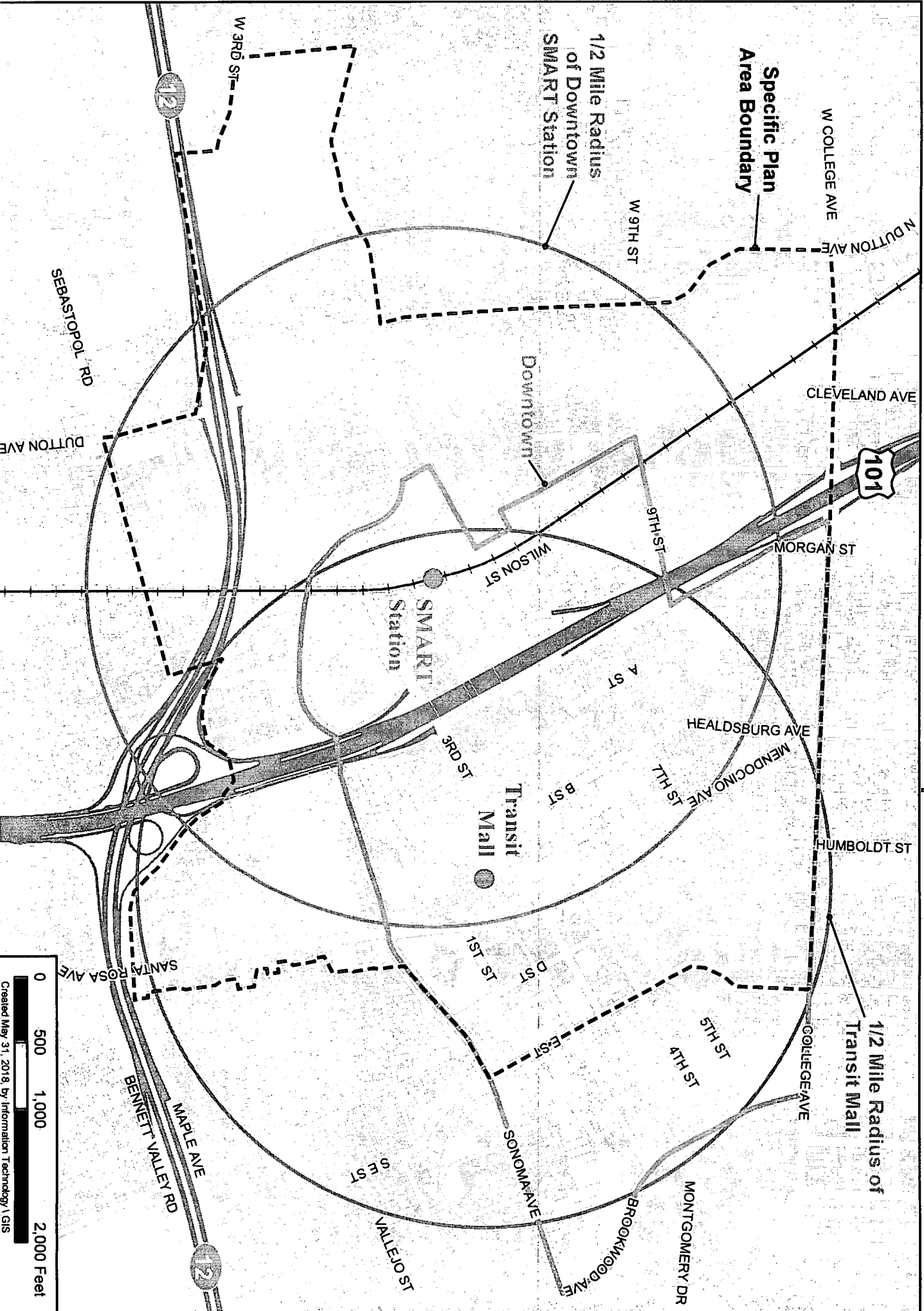

City Attorney

Exhibit A - Downtown Station Area Specific Plan and General Plan Downtown Core Boundary

Downtown Station Area Specific Plan



0 500 1,000 2,000 Feet
Created May 31, 2018, by Information Technology \ GIS