



2024 GENERAL PLAN, INCLUSIONARY HOUSING, & GROWTH MANAGEMENT ANNUAL REVIEW

Planning Commission and City Council Report



Table of Contents

I. GENERAL PLAN ANNUAL REVIEW	4
INTRODUCTION	4
GENERAL PLAN AMENDMENTS IN 2024.....	4
GENERAL PLAN IMPLEMENTATION	4
HOUSING ELEMENT	5
Population	5
Residential Growth and Development.....	5
Housing Needs and Affordability	10
Housing Element Objectives	10
Housing Policy Implementation	13
LAND USE / URBAN DESIGN ELEMENTS.....	14
Annexations	14
Downtown.....	14
Non-Residential Growth and Development.....	17
TRANSPORTATION ELEMENT.....	18
Bicycles and Pedestrians	18
Bicycle and Pedestrian Project Updates	18
Coordination with Regional Entities	20
Transit and Transportation Systems Management	21
Overview of Transit Services.....	21
PUBLIC SERVICES AND FACILITIES ELEMENT	22
Parks and Recreation.....	22
Police Services	27
Fire Protection	29
Water Supply	30
OPEN SPACE AND CONSERVATION ELEMENT.....	31
Creek Stewardship	31
Greenhouse Gas Emissions	33
YOUTH AND FAMILY ELEMENT	37
Santa Rosa Violence Prevention Partnership (The Partnership).....	37
ECONOMIC VITALITY ELEMENT.....	39
HISTORIC PRESERVATION ELEMENT	44
NOISE AND SAFETY ELEMENT.....	45
ART AND CULTURE ELEMENT.....	49
Public Art Program	49
II. ANNUAL REVIEW OF THE GROWTH MANAGEMENT PROGRAM.....	51

III. ANNUAL REVIEW OF THE INCLUSIONARY HOUSING ORDINANCE.....	57
HOUSING ELEMENT GOALS & POLICIES APPENDIX.....	59

I. GENERAL PLAN ANNUAL REVIEW

INTRODUCTION

The Santa Rosa's General Plan was adopted in November 2009. It addresses the physical development and growth of the City and 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 later this year. This General Plan Annual Review Report reviews the existing General Plan. To learn more about the General Plan update process, please visit the City's dedicated website www.santarosaforward.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 meeting City goals. This General Plan Annual Review report looks at the 2024 calendar year. All jurisdictions are required to provide this report to the State Office of Land Use and Climate Innovation (LCI), formerly the 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 2024

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 2024, one General Plan amendment was approved to modify the Noise and Safety Element. The General Plan amendment included text changes to incorporate the City's previously adopted Local Hazard Mitigation Plan (LHMP) into the General Plan to comply with Assembly Bill 2140 (AB 2140). AB 2140 offers an optional state incentive for California counties and cities to be considered for additional state cost-share on eligible Public Assistance projects.

GENERAL PLAN IMPLEMENTATION

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

Population

The California Department of Finance (DOF) estimates that Santa Rosa had 174,890 residents as of January 1, 2024, representing a 1.1 percent increase from the 2023 population of 174,523.

Residential Growth and Development

Building permits were issued for 297 residential units in 2024 (excluding fire rebuild area housing).

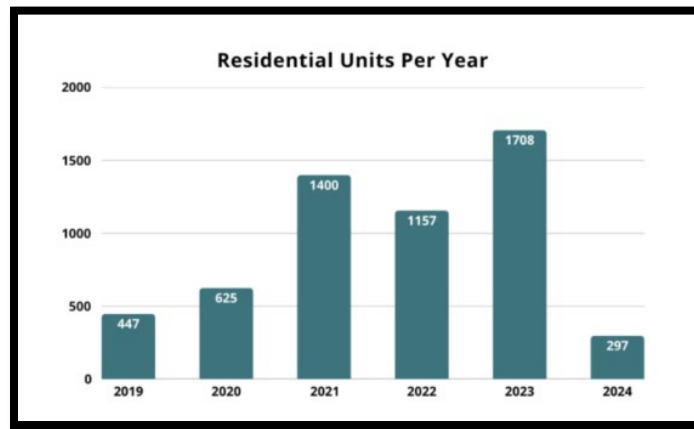


Figure 1 –Residential Building Permits Issued Units by Year

Of the 297 residential units issued through building permits:

- 90 residential units were Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU).
- 141 residential units were for single-family detached dwellings.
- 51 residential units were for single-family attached dwellings.
- 15 residential units were for multi-family structures with 5 or more units.

During 2024, units were under construction for the following subdivisions:

- Burbank Avenue (62 detached single-family units [with Accessory Dwelling Units], and 12 duplex units located on Burbank Avenue south of Sebastopol Road)
- Colgan Creek (65 attached single-family units with 65 Accessory Dwelling units located west of Dutton Meadow and north of Bellevue Avenue)
- Courtney Estates (46 detached single-family units and 4 duplex units located west of Fulton Road and north of Guerneville Road)
- Fir Ridge (13 detached single-family units located just north of the Fountaingrove Parkway)
- Grove Village (136 detached single-family units and 21 Accessory Dwelling Units located east of Stony Point Road and north of Bellevue Avenue)
- Kerry Ranch (25 detached single-family units located west of Francisco Avenue and north of San Miguel Avenue)
- Paseo Vista Phase 2 (18 attached single-family units located east of Dutton Avenue and north of Hearn Avenue)
- Stone Bridge (12 attached single-family units located in Oakmont)

Units under construction for multi-family housing included those in the Fountaingrove Apartments (239 multi-family units located at the intersection of Fountaingrove Parkway and Old Redwood Highway), 38 Degrees Phase 2 (172 multi-family units located near the intersection of Petaluma Hill Road and Kawana Springs Road), and Laurel at Perennial Park (94 affordable multi-family units for seniors located on Mendocino Avenue near the Mendocino Overcrossing). These new single family and multi-family projects represent new housing construction in all four quadrants of the City.

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

The Lance Drive Housing Development received Planning approvals in 2024 to construct 672 units of multi-family apartments, 98 small lot single family dwellings, 4,800 square feet of community serving retail and an outdoor plaza on a 34.29-acre site. This project is located in the City's northwest quadrant. Building permits for the project have not yet been issued.



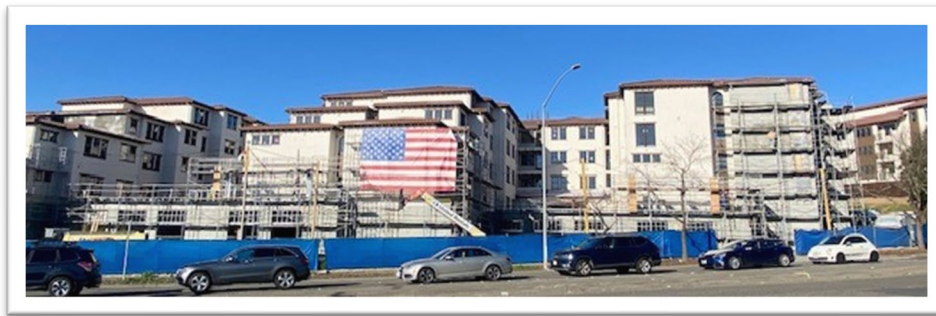
Figures 2 and 3 -Lance Drive Project Elevation, Site Plan

The Cherry Ranch Subdivision received approval for a Tentative Map extension in 2024 for a small lot subdivision for 67 single family dwellings consisting of 40 attached units and 27 detached units on approximately seven acres. This project is located in the City's southwest quadrant on Fresno Avenue, south of Sebastopol Road. Engineering plans for the project are currently under City review.



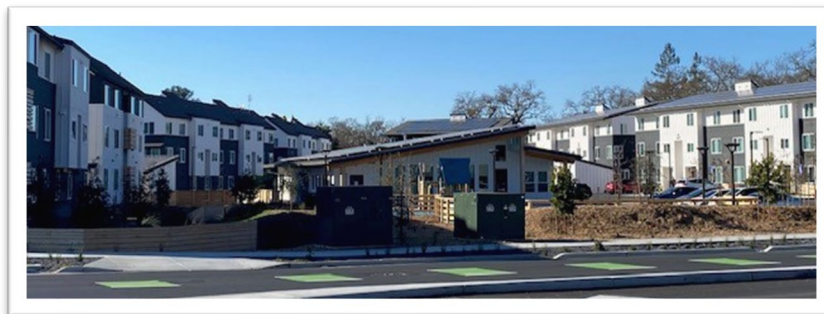
Figures 4 and 5 -Cherry Ranch Elevation and Concept Site Plan

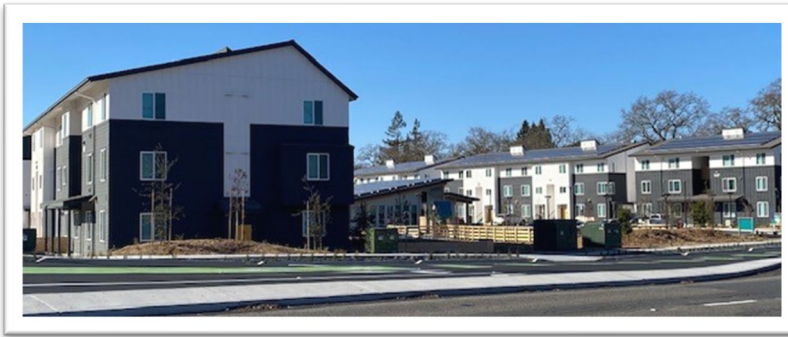
Fountaingrove Apartments is a 239-unit market rate multifamily project located at 3586 Mendocino Avenue in the northeast quadrant. The units will be spread among six three-to five-story buildings, comprised of studio, one- and two-bedroom apartments. Amenities include a swimming pool, dog park and children's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



Figures 6 and 7 -Fountaingrove Apartments Project: 3586 Mendocino Ave.

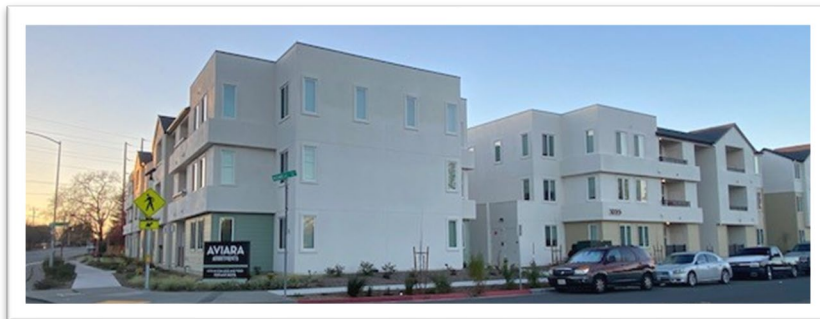
Mahonia Glen is a 99-unit affordable housing project in the City's northeast quadrant. It includes 26 units for households earning up to 30% of Area Median Income (AMI) (Extremely Low Income), 22 units for those up to 50% AMI (Very Low Income), and 50 units for those up to 60% AMI (Low Income). One unit is designated for the on-site manager. Construction of the project was completed in early 2025 and units are currently being leased.





Figures 8 and 9- Mahonia Glen Project at Hwy. 12 and Calistoga Rd.

Aviara, a 136-unit multifamily project located at West College Avenue and Kowell Road is located in the City's northwest quadrant. This project includes 21 units that are affordable to households earning 60% AMI (Low Income). Project construction completed in 2024, and units are currently being tenanted.



Figures 10 and 11 - Aviara Project at W. College Ave. and Kowell Rd.

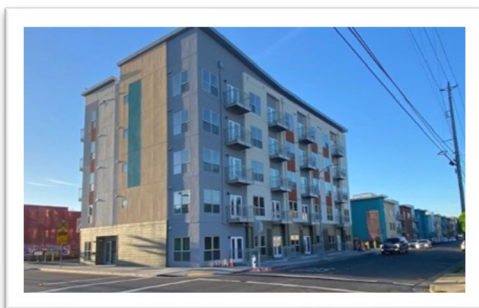


Figure 12 -Pullman Lofts II Project at Wilson and 8th Streets

Pullman Lofts Phase II, is a five-story, 40-unit mixed income multifamily project located at Wilson and 8th Streets in the City's northwest quadrant. Two of the units are restricted to Low Income households. Construction of the development was finished in 2024, and units are currently being tenanted.

South Park Commons is a 62-unit multifamily project located at Bennett Valley Road and Rutledge Avenue in the City's southeast quadrant. The project is a 100% affordable project, with the exception of the manager's unit. There are 61 restricted units, 32 at 30% AMI (Extremely Low Income), and 29 at 50% AMI (Very Low Income). The project has finished construction and is currently being tenanted.

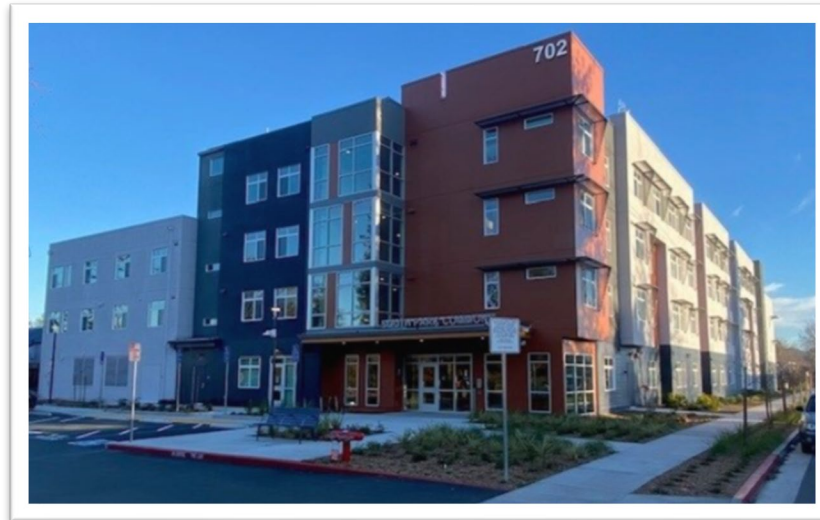
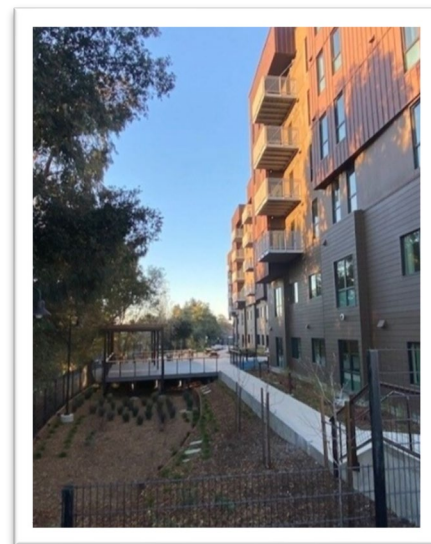
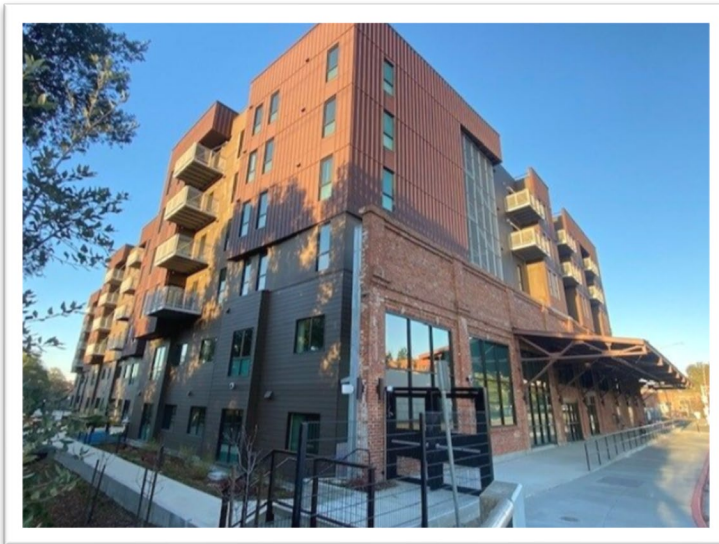


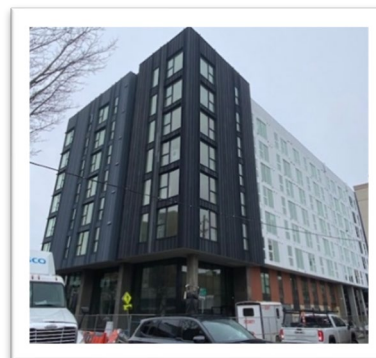
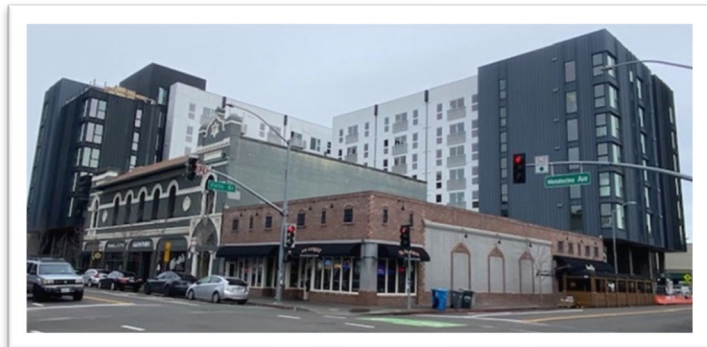
Figure 13 - South Park Commons Project at Bennett Valley Rd. and Rutledge Ave.

The Cannery is a 129-unit affordable multifamily project located in the northwest quadrant at West 3rd Street and the Prince Memorial Greenway/Santa Rosa Creek. Of the 128 restricted units, 33 units are affordable to households with incomes up to 30% AMI (Extremely Low Income), 37 units for those up to 50% AMI (Very Low Income), 58 units for those up to 80% AMI (Low Income). Construction continued throughout 2024, and the residential units are currently being leased.



Figures 14 and 15 - The Cannery Project at West 3rd Street and Santa Rosa Creek

420 Mendocino is an eight-story, 168-unit market rate multifamily project with ground floor commercial space located in the downtown at Mendocino Avenue and Riley Street. The project is currently under construction.



Figures 16 and 17- The 420 Mendocino Project at Mendocino Ave. and Riley St.

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, 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.

The following table compares the 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. In 2024, the City issued building permits for a total of 297 above moderate rate residential units. Units Issued Building Permits by Income Category 2023 – 2031 (6 th RHNA Cycle)					
Income Category	Very Low	Low	Moderate	Above Moderate	TOTAL
ABAG RHNA Objectives	1,218	701	771	1,995	4,685
Projection Period*	142	160	2	324	628
2023 Issued	185	198	73	1,244	1,700
2024 Issued	0	0	0	297	297
Remaining Need by 2031	891	343	696	130	2,060**

**The Housing Element 6th 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 6th 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 6th 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 highlighted items of progress during 2024 to meet these objectives. A full list of steps completed in 2024 toward meeting Housing Element objectives is detailed in the Housing Element Goal Appendix at the end of this report.

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

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, 52 of 539 jurisdictions in California had received this designation.

In 2023, City staff continued to collaborate with staff from Sonoma County LAFCO to remove the requirement for a City Utility Certificate application for Accessory Dwelling Units (ADUs) located in County jurisdiction pockets of the City that are also in Sewer/Water Agreement Areas. By resolution, LAFCO approved extension of these public services to ADUs. In 2024, the City developed a Director level utility extension process to apply to such projects. 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.

A Housing Conditions Survey was completed in 2024 to determine the percentage of existing housing stock in need of rehabilitation. This survey used the boundaries of the existing Neighborhood Revitalization Program Area to determine rehabilitation need (www.srcity.org/nrp). Over 1,600 properties were evaluated during the survey. The survey resulted in a rehabilitation need of 3.6%. Staff is in the process of identifying measures to encourage housing preservation, conservation, acquisition rehabilitation, and mitigate potential costs, displacement and relocation impacts on residents.

In 2024, the Housing Authority funded rehabilitation for West Avenue Apartments, which has

40 units, 39 units of which are affordable to households earning up to 60% of area median income. This apartment project was constructed in 1985.

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.

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 changes were adopted in 2024 and 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 2024, 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. These changes were adopted in 2024 and will reduce barriers for these types of housing options.

On the development side, South Park Commons, as part of the Caritas Homes Phase I and II project, comprised of 62 units, 61 of which are affordable units, completed construction in November 2024. Of these 62 units, 30 units are targeted to chronically homeless persons referred by Coordinated Entry. South Park Commons received \$5.528 million funding from the Housing Authority, as well as 30 Project Based Vouchers.

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.

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 274 Santa Rosa residents with eviction/tenant protection services. The City submitted an updated Fair Housing Plan to Housing and Urban Development (HUD) in Spring 2024.

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

In 2024, the City initiated efforts to streamline the Landmark Alteration Permit process, a planning application applied to most exterior renovations and additions to homes in historic preservation districts. Recommended amendments included providing reduced review authority for certain projects, consolidating the Design Review Board with the Cultural Heritage Board for project review, and reducing fees for certain types of Landmark Alteration Permit applications. On November 7, 2024, a study session was held with the Design Review Board. Subsequently, the Planning Commission provided recommendations to the Council at their December 12, 2024, meeting. The Council is expected to consider these amendments in early 2025. There were no LMA permit applications submitted in 2024.

Housing Element Objective 6): Develop energy-efficient residential units and rehabilitate

existing units to reduce energy consumption.

In 2024 the Housing Authority approved a \$1,000,000 loan to Burbank Housing Development Corporation for rehabilitation of the West Avenue Apartments at 1400 West Avenue. Rehabilitation work includes improvements to energy efficiency throughout the development.

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 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. 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

Annexations

One annexation at 1601 Lance Drive was recorded in 2024, adding a total of 41.55 acres, resulting in a City boundary of 42.843 square miles.

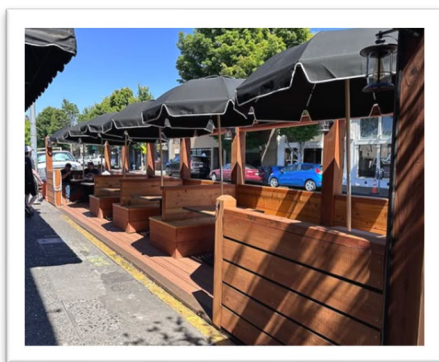
Downtown

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 five 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 2024, City staff, in partnership with Santa Rosa Plaza owner Simon Properties, worked to backfill vacant space in the Downtown mall and recruit a new restaurant and entertainment operator (Dave & Buster's), a first to market location for this business.

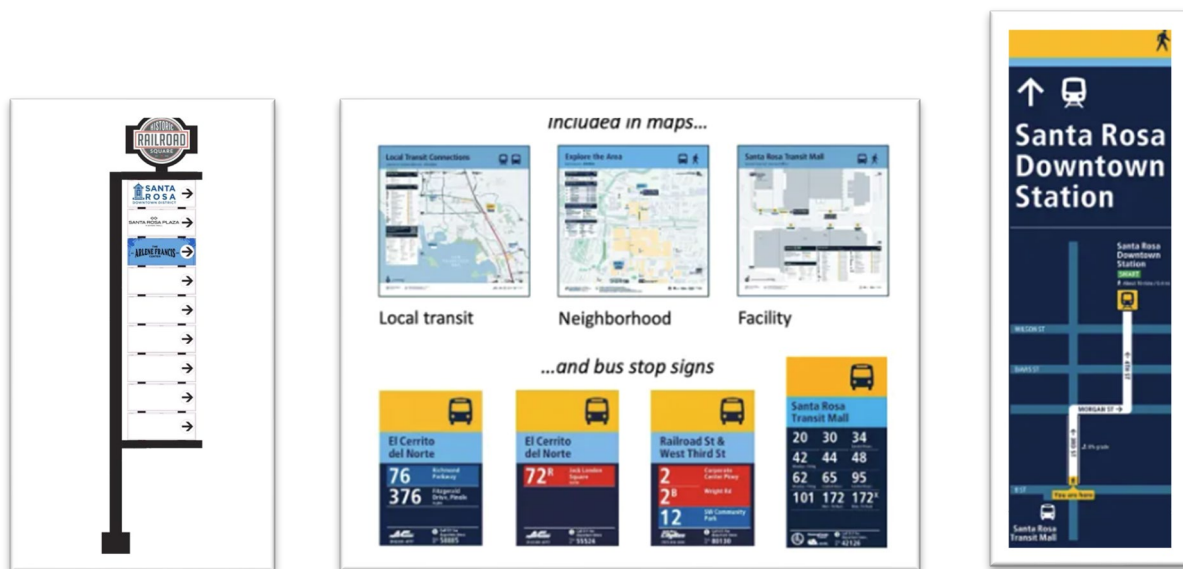
City staff have been exploring innovative opportunities for activating underutilized public parking lots and garages in the Downtown, such as incorporating temporary art, activities and events. This includes efforts to develop pop-up, temporary and short-term activities in vacant storefronts. Additionally, preliminary efforts have begun to establish a farmers' market at Old Courthouse Square, where fresh, farm-grown produce will be available.

Private parklets using curbside locations to create outdoor dining experiences have been allowed in Downtown Santa Rosa since 2021. These temporary, non-structural platforms are allowed, with permits, in the public right-of-way and help to activate the Downtown streetscape.



Figures 18 and 19 – Private parklets at Ausiello's 5th Street Grill and Brew Coffee and Beer House

In March 2024, the City adopted a Wayfinding Sign Ordinance to allow the Railroad Square pilot business wayfinding program to become permanent and provide additional standards for the Downtown/Courthouse Square type of public/civic wayfinding signage. Railroad Square is now preparing to install an updated version of their wayfinding signs that clearly defines Railroad Square with its historic logo prominently displayed. This ordinance also provided an update to allowable types of transit-oriented signage to assist the public with navigating the spaces between the SMART Station and the Downtown Transit Mall. The City will be joining the pilot program for regional transit hub signage with the Metropolitan Transportation Commission (MTC) and received an application to update these transit hub signs in late Fall 2024. These signs are proposed to be installed in 2025. Santa Rosa was selected as one of two test cities to display these regional transit signs and maps that will be available in English, Spanish, and Traditional Chinese. MTC will be taking feedback in 2025 to further provide updates to this sign program as they are applied to various other jurisdictions in the Bay Area.



Figures 20, 21 & 22 – Sample Railroad Square wayfinding sign, sample MTC facility and pedestrian wayfinding signs

The Railroad Square Association proposed permanent installation of Tivoli-style string lights on existing City streetlights in Downtown Railroad Square. The string lights crisscross 4th Street between the SMART depot and Highway 101 underpass, providing better visibility in this area, exposure from the SMART train, and improving the ambience as well as highlighting the beauty of the Historic Downtown Railroad Square experience.



Figure 23 – Historic Downtown Railroad Square string lights

In 2024, Real Property staff processed two City-owned lots in the Downtown through the Surplus Lands Act procedures, as well as executed exclusive negotiation agreements with developers, and initiated discussions for development agreements. The two properties are Parking Garage 5, located at 625 and 637 3rd Street, and the surface parking lot (former White House department store site) located at 730 3rd Street.



Figures 24 and 25 – Parking garage 5 at 625, 637 3rd St., surface parking lot at 730 3rd St.

The City was awarded a grant by the Metropolitan Transportation Commission (MTC) to complete a Downtown Comprehensive Parking Study. This Study was near completion in 2024. Several City-owned parking garages were retrofitted with grant-funded electric vehicle charging stations, providing EV-charging opportunities for the public. Parking staff implemented the “Free Garage Holiday Weekends” initiative, effective the day after Thanksgiving through January 1st, to provide parking garage spaces at no charge to the public in order to support local businesses. In response to new development in the Downtown, Parking staff worked with residential developers to establish a new permit process for tenants. Parking maintenance staff removed 730 bags of garbage, mattresses, appliances, furniture, and abandoned vehicles from City parking properties to maintain cleanliness and safety.

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. 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.

Non-Residential Growth and Development

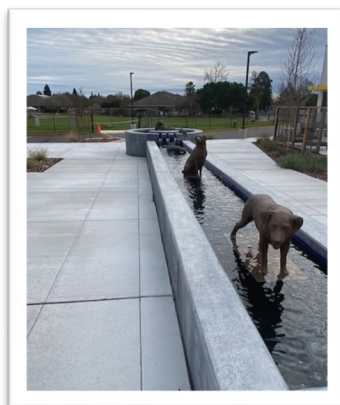
Non-residential projects that are currently in the planning or building process are highlighted below.

The Zones (formerly a Boys & Girls Club) is located at 1011 Hahman Drive. The Design Review-approved project had building permits finalized in 2024 for interior and exterior remodeling to include a new roof with additional height, new reception area, new offices, new staff lounge and kitchenette, additional restrooms, and a new multipurpose room.



Figure 26 - The Zones Project at 1011 Hahman Dr.

Building permits and construction were finalized in 2024 for new structures at the Canine Companions Northwest Training Center to include a new veterinary hospital, canine health and wellness center and fountain.



Figures 27, 28 and 29 - Canine Companions Northwest Training Center at 2965 Dutton Ave.

TRANSPORTATION ELEMENT

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. Bicycle and 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 2024 include:

- Constructed several bicycle and pedestrian projects (see below).
- Continued participation in the Safe Routes to School program with the County.
- 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 2018 identifies several bicycle and pedestrian enhancements that were completed in 2024. These include:

- Class IIB bike lanes and road diet on Fourth Street from Bryden Lane to E Street.
- Class IIB and Class II lanes on Mendocino Avenue from Fourth Street to College Avenue.
- Installing bike lanes on Healdsburg Avenue and B Street between Lincoln and Seventh Streets.
- Completing the Santa Rosa Avenue Corridor project including Rapid Rectangular Flashing Beacons (RRFB) and Class IIB lanes.
- Installing a Class IV bike facility on Santa Rosa Avenue between First Street and Sonoma Avenue.
- Installing Class IIB bike lanes between E Street and Bobelaine Drive.
- Adding new RRFBs at Mendocino Avenue/Howard Street, Montgomery Drive/Franquette Avenue, Summerfield Road/Parktrail Drive, Cleveland Avenue/State Farm Drive, Dutton Avenue/Funston Drive, North Dutton Avenue/West Eighth Street, and Steele Lane/Meyers Drive.
- Install westbound bike lane and road diet as part of a pilot project on Steele Lane in front of Steele Lane Elementary School.



Figures 30 and 31 - New bicycle facilities at 4th St. and College, and Santa Rosa Ave. and 1st St.

In addition to this list, there are several projects that were meant to be completed in 2024 but were stalled until 2025. 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:

- Funds from the Transportation Fund for Clean Air to complete a section of Class IV bike lanes on Cleveland Avenue.
- Funds from the Transportation Development Act Article 3 for the North Dutton Corridor Improvements and for installation of an RRFB at one location.
- Technical assistance from a capacity builder team under the Thriving Communities Program, awarded by the US Department of Transportation.
- Funds from the Housing Incentive Pool for the Highway 101 Bicycle and Pedestrian Overcrossing.
- Funds from Regional Measure 3 for the Highway 101 Bicycle and Pedestrian Overcrossing.
- Funds from the Priority Conservation Area grant that will help complete the master planning process for the Southeast Greenway, which will include a multi-use path.
- Funds from the Safe Streets and Roads for All Planning and Demonstration grant for citywide Vision Zero work on the High Injury Network.
- 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. Go Sonoma (an extension of the existing Measure M – local transportation sales tax), approved by voters in 2020, will provide a significant increase in funding for bicycle, pedestrian and transit 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 the 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. Most notable are two efforts to coordinate North Bay transit services. First is an SCTA (Sonoma County Transportation Authority) lead integration effort coordinating Sonoma County bus operators (CityBus, Sonoma County Transit and Petaluma Transit) which resulted in a 2019 Transit Integration and Efficiency Study, and the more recent June 2024 Sonoma County Integrated Transit Service Planning Study. Second is the Marin Sonoma Coordinated Transit Service Plan (MASCOTS) initiated in 2024 as a multi-agency planning effort to comprehensively analyze transit service in the Highway 101 corridor and recommend changes to optimize the transit network.

The SCTA lead integration established the Future of Transit Ad Hoc in 2020 to coordinate work led by MTC's Blue-Ribbon Task Force, aimed to coordinate and integrate regional transit services throughout the Bay Area. Specific to Sonoma County, three local bus operators – CityBus, Sonoma County Transit and Petaluma Transit – agreed to implement integrated rider focused projects. The process received 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. In order to improve consistent public information, the websites of these three agencies will have a consistent method of displaying information with a single landing page. 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. The Sonoma County Integrated Transit Service Planning Study focused on corridors where transit routes overlap within the County, assisting riders with transit scheduling and transfer coordination, as well as regional connections.

The Marin Sonoma Coordinated Transit Service Plan (MASCOTS) is a comprehensive structural analysis of transit service in the Highway 101 corridor and how to optimize the transit network provided by SMART, Golden Gate Transit and Sonoma County Transit services. The effort pulls together an understanding of where regional travel markets can be successful, how well the current service meets those markets and how well equity priority communities are served. MASCOTS then determines which type of service and providers can best serve those markets, as well as assesses how best to serve demands considering

rider needs, operational cost effectiveness, and funding availability. While the MASCOTS effort will be focused on the transit operators that directly serve the 101 corridor, Santa Rosa CityBus will certainly play an important supporting role. In early 2025, draft recommendations will be released, and a robust public engagement process will be implemented to seek feedback from current and potential future transit riders.

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 (SRTP) which is updated every three to five years and adopted by the City Council. The SRTP 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, which received facilities upgrades in fall 2024, 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, and Amtrak), 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 32 -Santa Rosa CityBus

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 5:30 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 5:30 p.m. Fixed-route ridership totals were 1,419,471 in fiscal year 2023-2024, up from 1,289,000 in fiscal year 2022-2023, but still down from pre-pandemic level of 1.8 million during fiscal year 2018-2019. Paratransit ridership totals were 28,452 in fiscal year 2023-2024, up from 26,015 in fiscal year 2022-2023; 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 approximately 250,000 trips. Ridership has continued to increase in the fourth year of the UR Free Program, with May 2024 youth ridership hitting a new monthly high of 50,489 rides and annual ridership for FY 2023-2024 reaching 456,867, exceeding the FY 2022-2023 ridership of 390,000 trips. The Youth Unlimited Rides is funded countywide through June 2025 for all three fixed route operators: CityBus, Sonoma County Transit and Petaluma Transit. There is likely funding for the Youth ridership through GO Sonoma, as maintaining this program is critical to support youth ridership in Sonoma County,

The CityBus Unlimited Rides pass program for employers, housing developers and institutions provides deeply discounted passes to employees, residents, and program participants. The pilot program, started in 2024 between the City and Sonoma County allows employees to ride both CityBus and Sonoma County Transit for no fare by showing an employee ID. This program is expected to continue. Transit staff will continue to pursue 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. Clipper has four different card types; adult cards (full fare), youth/senior cards (half-fare), Regional Transit Discount Card for people living with a disability (half fare) and Clipper START (for low-income persons for half price on single rides). Additionally, Clipper has a BayPass, which is a pilot program designed as an all-Bay Area operators pass for groups. In fiscal year 2023-2024, approximately 11% of CityBus trips used Clipper to pay their fares, which is an increase from 5% pre-pandemic. 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 as of January 2024.

PUBLIC SERVICES AND FACILITIES ELEMENT

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 2024.

Luther Burbank Home and Gardens Re-roofing project

A roofing replacement project was completed in 2024 on both the cottage and carriage house structures, as well as the slate roof portion of the greenhouse, at the historic Luther Burbank Home and Gardens site. Along with roofing, the project included replacement of a portion of the gutters and downspouts. Additionally, a minor adjustment of the roof line was made where the porch overhang connects to the main roof of the cottage to more accurately reflect the period of historic significance.



Figure 33 -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 tennis courts into pickleball courts. A public meeting and survey were conducted and provided community input relative to different approaches to renovation and court conversion at each facility. A proposed renovation and court conversion strategy was presented to the Board of Community Services and approved in Spring 2024. Parks Planning conducted a Request for Proposals (RFP) process and hired a design consultant to complete the plans for the renovation project at both sites. Construction is anticipated to begin in Summer 2025.



Figure 34 – Howarth Park tennis courts

Fremont Park Master Plan Update and Renovation Project

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 presented to the Cultural Heritage Board. Input from the Board, along with the findings and recommendations of the report, are being incorporated into a renewed planning effort for the park, with additional outreach to the public anticipated in Spring 2025.

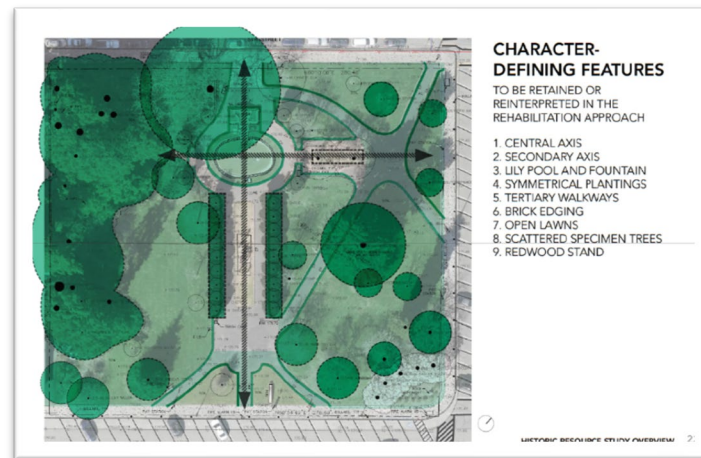


Figure 35 – Fremont Park Historic Resource Report diagram

Southeast Greenway Acquisition and Planning

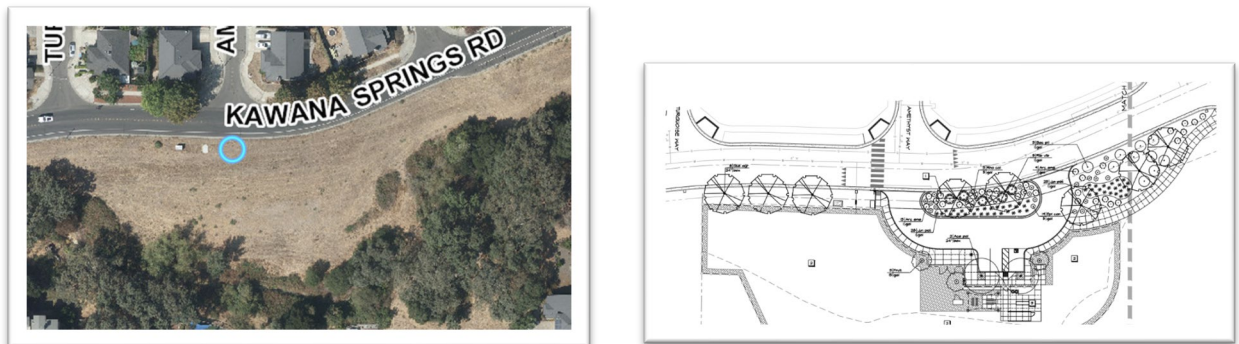
The City began the acquisition process for the Southeast Greenway property in 2016. In the fall of 2024, the sale of the property closed, and the City assumed ownership of the future Greenway site. The Recreation and Parks department is currently developing a maintenance and management plan for the property while a future park master plan and environmental impact report are prepared. The Department received a grant for \$750,000 through the MTC's Priority Conservation Area program to help fund the planning and design work for the project and an RFP for these services is anticipated to be released in the Spring of 2025.



Figure 36 – Southeast Greenway Diagram

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 were finalized in Fall 2024 and construction of the garden is anticipated to begin in Summer 2025.



Figures 37 and 38 – Kawana Springs community garden aerial and plans for community garden

South Davis Park

The State of California's Per Capita grant 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 the 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 Summer 2025.

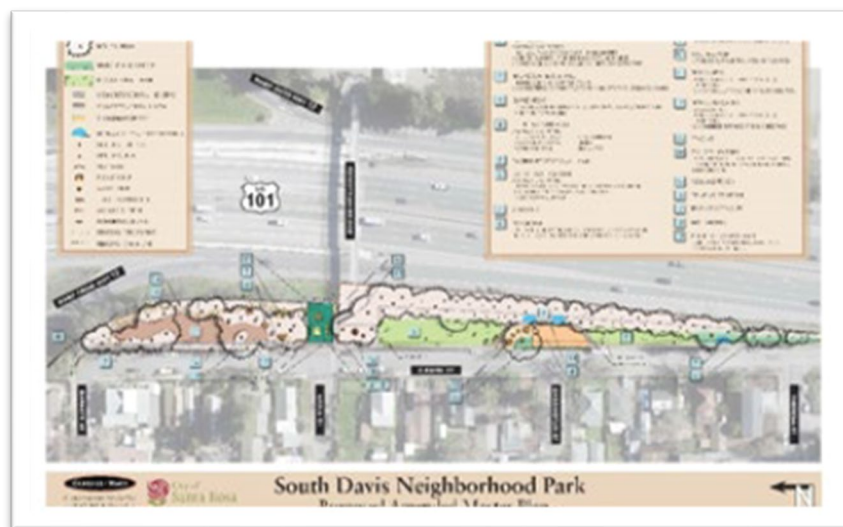


Figure 39– South Davis Park Diagram

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 were finalized in Fall 2024 and advertised for bidding in January 2025. Construction is anticipated to begin in Summer 2025.

Martin Luther King Jr. Neighborhood Park

A master plan update and renovation project for Martin Luther King Jr. Neighborhood Park (1208 Hendley St.) and the adjacent Newhall Trail is being funded through the State of California Department of Housing and Community Development's Infill Infrastructure Grant program. The project kicked off in February 2024 with a series of three community meetings culminating in December with a draft preferred master plan for the park and trail. The Master Plan is anticipated to be completed in Summer 2025, followed by the creation of design and engineering drawings for bidding and construction in 2026.

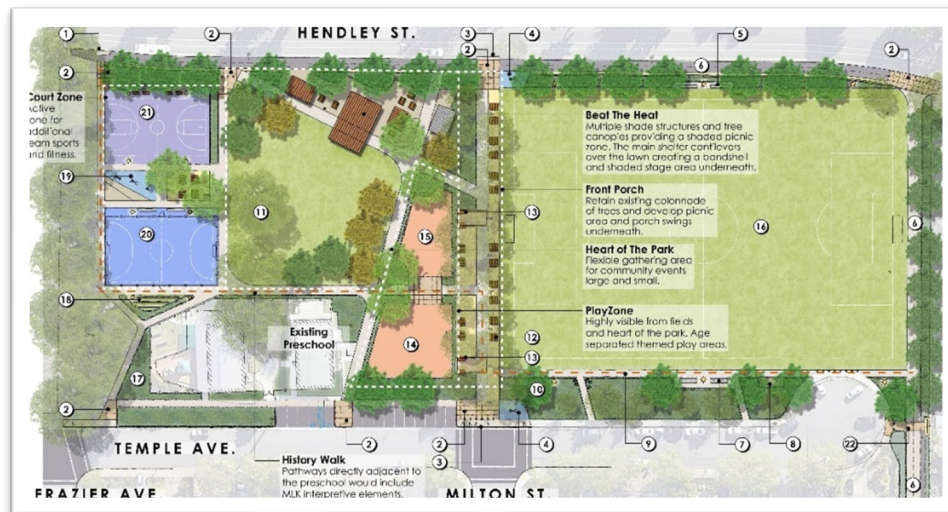


Figure 40 – Martin Luther King Jr. Neighborhood Park Draft Preferred Master Plan

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 a 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. The pool renovation was completed, and pools were reopened to the public in June of 2024. Completion of the sprayground and associated amenities is anticipated to be completed in February of 2025 and opened to the public in Summer 2025.



Figure 41 – 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 is forthcoming and will develop a benchmark condition at which all parks will be considered to have appropriate condition levels of use and a funding strategy for how to maintain them at these levels. Phase II is anticipated to be complete in summer 2025.

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. These relationships are maximized 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 Investigations 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 assist 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 183,681 calls for service in 2024, and police personnel responded to 117,848 calls for service. The Police Department investigated two homicides and six fatal traffic collisions in 2024. Police Officers seized 390 firearms related to criminal investigations, a 51% increase over the prior year. Of these seized firearms, 124 were personally manufactured firearms or “Ghost Guns” which are un-serialized firearms and are disproportionately being used in felony crimes across the City. The number of this type of firearm seizure is an increase of 125% over the prior year.

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 the 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 2024, the Police Department’s median response time for Priority 1 calls was 6 minutes and 31 seconds. Priority 2 calls are for an incident that has the potential to escalate to Priority 1 status. In 2024, the median response time for Priority 2 calls was 10 minutes and 28 seconds. Priority 3 calls are for incidents which are not in progress or those that do not require an immediate response. In 2024, 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 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 Authority established in 2002 under the California Joint Exercise of Powers Act to provide centralized emergency Fire and EMS dispatching to emergency response agencies 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 for critical incidents. 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 28,358 calls for service in 2024. The 28,385 calls for service prompted 34,658 total responses by Fire Department apparatus. Of these calls, a total of 19,621 (69 percent) were for emergency medical incidents. The Department provides emergency services for fire, medical, hazardous material, and urban rescue incidents, responding with 10 paramedic engine companies, 2 advanced life support squads and two paramedic ladder truck companies from 10 strategically located fire stations. There were 1,178 fire incidents last year, and a total of 135 fires resulted in \$10,410,198 in fire loss. 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 2024, the Department's emergency resources arrived on scene within five minutes of dispatch 79.09% 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 17,283 acre-feet used in 2024.

Water Conservation and Efficiency

The City has promoted water use efficiency programs for more than 30 years and has invested over \$23 million to upgrade approximately 58,000 toilets with ultra-low-flow and high-efficiency toilets and replace over 4.3 million square feet of high-water use turf landscapes with low water use landscapes.

The City also promotes innovative water use efficiency programs, such as 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 and turf removal. The City's cumulative water use efficiency efforts result in savings of over 7,900 AFY, and per capita water use has declined by 50% since 1990.

In 2024, Water Use Efficiency utilized the advanced metering infrastructure system to identify and follow up on over 500 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 2024, 7.8 billion gallons of sewage received treatment, or an average of 21.3 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.

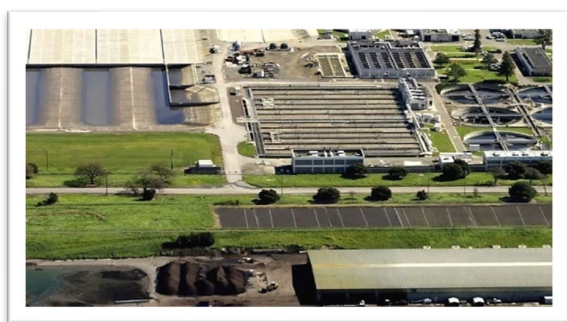


Figure 42 - Laguna Treatment Plant

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 2024, Santa Rosa Water beneficially reused 1.1 billion gallons of recycled water for agricultural users, 190 million gallons for City farms, delivered 395 million gallons for urban irrigation and sent 4.77 billion gallons to the Geyser's Recharge Project.

The Laguna Treatment Plant 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 37,000 wet tons of solids are treated to Class B standards and dewatered to 16-percent solids content. Approximately 64-percent of the biosolids are applied on local farmland while 28-percent is further treated off-site by a private operator, and in some years, a small amount is disposed in the landfill. In 2024, the City applied 24,705 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 2024. 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 2023-2024 the CSP organized educational and stewardship activities such as creek walks, school presentations, community activities, creek restoration projects, and volunteer creek cleanups. In total, 9,968 City residents, including 7,897 youth, participated in educational and stewardship events, resulting in 3,845 hours of volunteer community service and 8,880 hours of creek-based education. Last year, 33 school and youth organizations received 410 sessions of educational and stewardship activities.

One hundred ninety-eight volunteer creek cleanups occurred on creeks throughout the City. Over 1,160 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 146 active camps and 248 abandoned camps along City waterways. Over 1,100 hypodermic needles were collected and safely disposed of during these cleanup efforts. Additional cleanups of waterways were conducted by Sonoma Water, City Parks, and the City's Transportation & Public Works Department staff.



Figures 43 – Creek Stewardship Program tour with Boy Scouts

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 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 2024, Storm Water & Creeks and

Capital Projects Engineering made considerable progress on design and permitting 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 construction is planned for the summer of 2025 and 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 state-mandated 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.

A draft Greenhouse Gas Reduction Strategy has been prepared as a part of the City's Comprehensive General Plan update. The GHG Reduction Strategy is an update to and replacement of the City's CCAP. This Reduction Strategy includes GHG reduction measures and implementation programs based on the City's ongoing implementation of the CCAP

through 2023, additional measures and programs identified to further reduce GHGs, an updated GHG emissions inventory, and projections of future GHG emissions. The GHG Reduction Strategy also includes some measures, as applicable, from the Municipal Operations Climate Action Plan (MCAP) but does not fully replace it. This Reduction Strategy also includes new municipal measures. Individual City departments will continue to implement some measures from the MCAP in addition to the new measures in this Reduction Strategy, but the MCAP will not continue to be updated as a formal City document. Instead, the City, together with all other businesses, institutions, and entities in the City, will be required to implement measures in the GHG Reduction Strategy so that there is one consolidated strategy for reaching climate neutrality by 2045, in accordance with the State's mandate. This draft Strategy was made available for public review in October of 2024 and is anticipated to be adopted as a part of the General Plan update in Spring of 2025.

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 2024:

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 2024 included:

- City-wide Artificial Turf Restrictions Investigation
- City-wide fleet Electric Vehicle Infrastructure Master Plan and Parking Division Electric Vehicle Project Updates
- Status Update on the 2012 Community Climate Action Plan and 2013 Municipal Climate Action Plan, including activities related to Active Transportation Planning and Zero-Waste Programs
- Sonoma County Regional Protection Authority briefing on energy efficiency and greenhouse gas reduction programs available to residents, businesses and public agencies
- 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). The City continues to address transportation impacts of projects in compliance with SB743. 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

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.

Renewable Energy

The MCAP and CCAP call for renewable energy installations and renewable power generation. In 2024, 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). These BEBs began revenue service in January 2023. The City expects delivery of seventeen (17) additional BEB's by 2029. All these BEBs 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.

In 2024, Santa Rosa Water concluded a Solar Photovoltaic Feasibility Study that evaluated the feasibility of battery storage and Solar Photovoltaic opportunities at several sites including a large floating solar array at the Laguna 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 2024, the Santa Rosa Water and Transportation and Public Works began work on the development of an Electric Vehicle Infrastructure Master Plan which is expected to be completed in 2025. Among other things, this plan will chart a roadmap for the City's mandated compliance with the California Air Resources Board's Advance Clean Fleets Rule and Innovative Clean Transit Rule. Expanding charging infrastructure while ensuring continuity of

operations will be a critical component of expansion of zero emission vehicles in the city-wide fleet in the future.

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. The conceptual design of the Highway 101 Bicycle and Pedestrian Overcrossing was reviewed by the community and the Design Review Board in 2021. This Overcrossing will provide a connection between the SRJC area, the Coddington Mall, the Coddington Transit Hub and the North SMART Station. In 2024, the project completed design and City staff identified all required funding. Transportation staff anticipate the project starting construction in 2025.

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 2024: 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 2024, the Metropolitan Transportation Commission notified the City it was selected as a prototype jurisdiction to unveil and evaluate new wayfinding test transit maps and signs designed to help make transit journeys easier to understand for both existing and new riders by delivering information that is clear, predictable and familiar across service areas and county lines. New directional signs and maps are proposed to be added in various locations in Santa Rosa.

The City seeks to provide residents with alternative forms of transportation that are accessible for all ages and abilities. 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.

In 2024, the City installed four new segments of protected bike lanes, two on Santa Rosa Avenue, one on 6th Street, and one on 4th Street. In addition, City staff installed new buffered bike lanes as part of the annual slurry seal project. City staff also held the first annual Bike-In Block Party, a celebration of Bike to Work Day. In 2024, there were nine Rectangular Rapid Flashing Beacons installed, one new High Intensity Crosswalk installed, one new crossing leg added to an existing signalized intersection, and widened several sidewalk segments, including new bulbouts.

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).

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. During 2024, Recology's Zero Waste team conducted 1,104 site audits/site visits, 187 trainings/presentations, initiated recycling at 40 establishments, and started composting programs for 166 accounts.

YOUTH AND FAMILY ELEMENT

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.



Santa Rosa Violence Prevention Partnership (The Partnership)

The Santa Rosa Violence Prevention Partnership (The Partnership) is funded through Public Safety and Prevention (PSAP) Tax (Measure H) proceeds and provides funding for staffing and program operating costs, as well as grants to 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 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 2024, The Partnership released a Request for Proposals for the CHOICE Cycle XII Grant Program. Eight local agencies were selected for funding, totaling \$12.25 million in grant awards over a three-year grant cycle (January 1, 2025 – December 31, 2027). 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 in December 2023, the Clean Slate Tattoo Removal Program in December 2024 and the Street Outreach and Crisis Response Team proposed to begin in January 2025.

The Partnership also continued to implement its referral program in 2024. With funding leveraged by the Sonoma County Probation Department, The Partnership 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 700 youth have been enrolled in GPS. For FY 2023-2024, this includes 121 non-probationary youth and 19 youth on probation. Find more information about The Partnership online at www.srcity.org/santarosapartnership or on Facebook and Instagram @santarosapartnership.



Figure 44, 45 & 46– The Partnership events and outreach

American Rescue Plan Act (ARPA) Funds

ARPA funds were utilized to seed money in Children's Saving Accounts (CSA), approved by the Council in 2021. CSA is an investment into the future of qualifying 0–5-year-olds in the City, which built on an existing CSA program called First 5 Sonoma Futures, offered by First 5 Sonoma County. To date, 1,738 accounts have been opened. 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. First 5 of Sonoma County has administered two rounds of grant funding, awarding 42 minor and major projects for a total \$2.9 million. Of the 42 projects, 33 have been completed, seven are in progress, and two have been canceled. The two canceled projects were funded during the first round of funding, and the savings was shifted to the second round to allow for additional projects to be funded. All completed projects are at sites that are Licensed Family Child Care Homes. The Guaranteed Basic Income Program will conclude at the beginning of 2025. First 5 of Sonoma County provided \$500 monthly payments to a total of 305 families County-wide, including 80 families in Santa Rosa, for 24 months. Participants received a \$750 payment in December 2024 and a final payment of \$1,000 is anticipated in January 2025. There was an overall distribution of \$4 million in direct assistance to families.

ECONOMIC VITALITY ELEMENT

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. These efforts are memorialized, in part, in the City of Santa Rosa, Economic Development Strategic Plan.

Adopted in April 2024, the City of Santa Rosa's Economic Development Strategy lays out a vision for an economic future built on the principles of innovation, sustainability, and inclusivity. By embracing these guiding principles, the City aims to achieve economic

prosperity through strategic growth, investment attraction, and the cultivation of a dynamic business environment that enhances the community's quality of life.

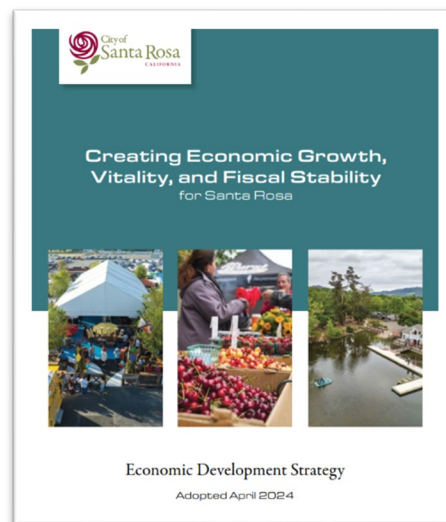


Figure 47– Economic Development Strategy, adopted 2024

The Economic Development Division exists to help the City of Santa Rosa realize its vision and achieve these goals, which are consistent with the City's General Plan:

- **Business Growth:** Supporting local enterprises and fostering entrepreneurship.
- **Economic Vibrancy and Resiliency:** Building a diverse and sustainable economy capable of adapting to challenges and evolving over time.
- **Community Investment:** Enhancing infrastructure, workforce development, and overall quality of life to attract and retain businesses and talent.

The Division executes its mission by administering the Economic Development Strategy Implementation Plan which supports the Economic Development Strategic Plan. This is accomplished through focused programs, policies, and initiatives. Acting as a bridge between the public and private sectors, the division also creates opportunities for collaboration, resource alignment, and strategic action that benefit all stakeholders.

In 2024, Economic Development staff began work on creating a [Business Concierge Program](#) to provide business advising and consulting services. Through these efforts, a “one-stop shop” work café was created at City Hall to provide meeting and consultation space. Additionally, a small business ombudsman position was developed to provide entrepreneurs with resources for starting a small business in the City. The City also began hosting Rise & Thrive Breakfasts aimed at historically under-served business operators (e.g. veteran and women-owned businesses).



Figure 48 – One Stop Shop Work Café at City Hall

Economic Development staff have engaged in conversations with the Metro Chamber and Visit Santa Rosa to develop a Santa Rosa-specific Tourism Strategic Plan. Additionally, Economic Development staff have been in preliminary discussions with United Soccer League, which has identified Santa Rosa as a potential market for men’s and women’s professional soccer teams. Staff will continue to work with the league to determine next steps.



Figure 49 – United Soccer League

Planning and Economic Development staff have worked to be responsive to market demand for an increase in volume of tenant and commercial improvement activity, as evidenced by the updates and design improvements at Montgomery Village Shopping Center.

2024 In Review

At the end of 2024, Santa Rosa’s unemployment rate stood at 4.2%, higher than the national average of 3.9%, but below California’s average of 5.4%. The most significant job growth occurred in education and health services (4.3%), financial activities (3.8%), and government (3.6%). However, steep declines were observed in the tech sector (-8%) and manufacturing (-3.8%).

The fourth-quarter average hourly wage across all industries in the Santa Rosa metro area was \$33.66, notably above the national average of \$31.48. Consumer spending saw increases across healthcare, food, transportation, and housing, reflecting a 14% rise in goods and services expenditures compared to 2023. This data underscores a dynamic labor market with wage growth but also highlights challenges in key sectors like tech and manufacturing. Labor data is provided by the U.S. Bureau of Labor Statistics and the California Employment Development Department (EDD.)

2025 Economic Expectations

According to the latest Economic perspective, Sonoma County is poised for continued

economic growth in 2025 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 4.2% in Santa Rosa for 2024. These figures are a testament to the economic vitality of the City and its ability to create employment opportunities for its residents.

Economic indicators for 2025 suggest a cautiously optimistic outlook for Santa Rosa and Sonoma County. Unemployment, which declined steadily throughout 2024, is expected to continue its downward trend before stabilizing near historical lows. This stabilization reflects a tightening labor market and robust regional employment opportunities.

Regional Gross Domestic Product (GDP) is projected to grow slowly, within the 1 to 2 percent range, as the economy continues its recovery from a period of high inflation. While inflation began to decline in 2023, it remains above pre-pandemic levels, tempering the pace of economic growth. Interest rates, following recent cuts by the Federal Reserve, are expected to normalize but will likely stay above the levels seen between 2018-2021, influencing borrowing and investment activities.

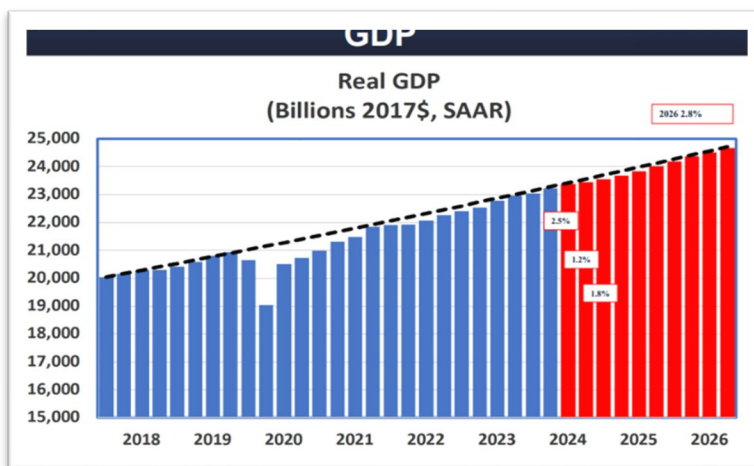


Figure 50 – Regional Gross Domestic Product Chart

Consumer spending across the U.S. is anticipated to remain strong, with rising demand for durable goods driving market activity. However, non-experiential brick-and-mortar retailers may face challenges as consumers increasingly shift to online shopping for goods. Sonoma County’s economy will need to adapt to these changing consumption patterns while leveraging its strengths in tourism, agriculture, and innovation to sustain growth.

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 2024. 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 2025.

Commercial Real Estate Trends and Projections: Retail

Over the past year, the Santa Rosa retail submarket's vacancy rate changed by 1.7%, a result of no net delivered space and -190,000 square feet of net absorption.

Santa Rosa's vacancy rate of 5.6% compares to the submarket's five-year average of 4.0% and the 10-year average of 3.3%.

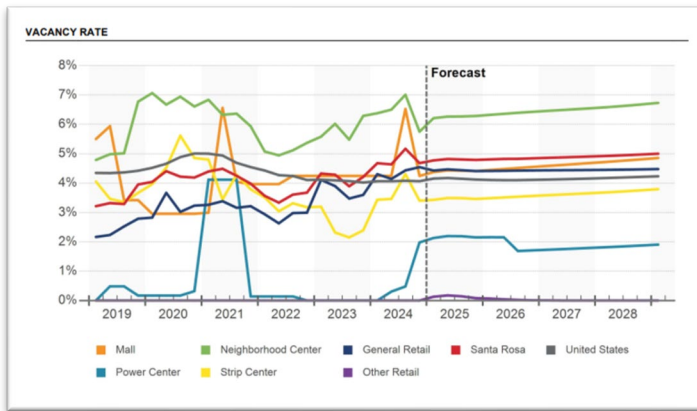


Figure 51 –Retail vacancy rate chart

Among the retail subtypes, neighborhood center vacancy stands at 5.6%, power center vacancy is 3.1%, strip center vacancy is 3.0%, mall vacancy is 4.2%, and general retail vacancy is 6.6%. The Santa Rosa retail submarket has roughly 710,000 square feet of space listed as available, for an availability rate of 6.1%.

Commercial Real Estate Trends and Projections: Office

Over the past year, the Santa Rosa office submarket's vacancy rate changed by -0.6%, a result of -6,000 square feet of net delivered space and 55,000 square feet of net absorption. Santa Rosa's vacancy rate of 6.8% compares to the submarket's five-year average of 6.9% and the 10-year average of 5.9%.

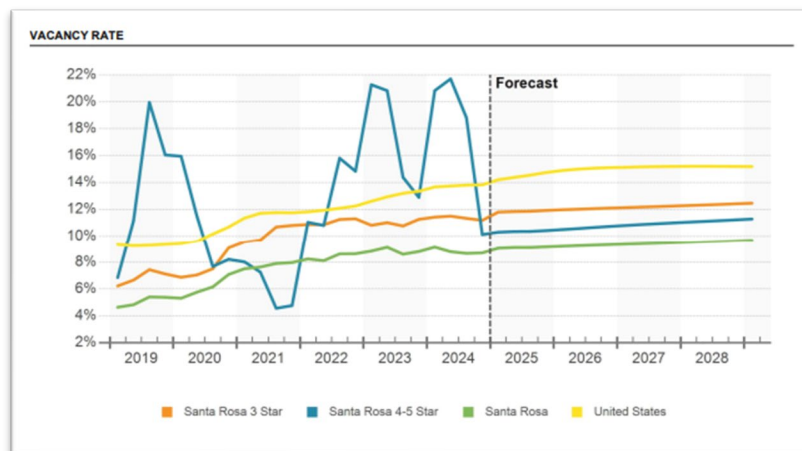


Figure 52– Office vacancy rate chart

Commercial Real Estate Trends and Projections: Industrial

Over the past year, the Santa Rosa industrial submarket's vacancy rate changed by 1.9%, a result of 160,000 square feet of net delivered space and -83,000 square feet of net absorption. Santa Rosa's vacancy rate of 7.5% compares to the submarket's five-year average of 5.0% and the 10-year average of 4.8%.

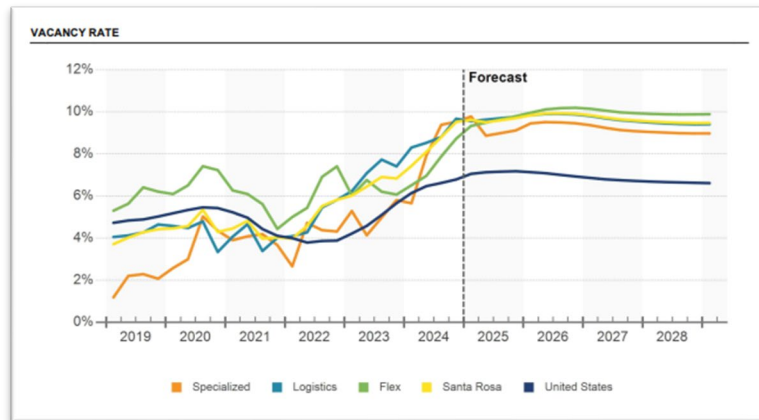


Figure 53– Industrial vacancy rate chart

Note: Commercial market report data and charts provided by CoStar

HISTORIC PRESERVATION ELEMENT

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 typically required for all exterior alterations to designated landmarks, and for all buildings within historic preservation districts, with few exceptions. In November 2024, a study session was held with the Design Review Board to explore streamlining and process improvements to the Landmark Alteration Permit process. Subsequently, the Planning Commission provided recommendations to the Council, which included additions to- and clarification of- LMA exempt projects, the addition of a Director Level LMA process for projects that previously required a Minor LMA, amending the permitting process for many projects that previously required a Major LMA to allow for a Minor LMA process, and reducing fees for homeowners. These changes are expected to be adopted by the Council on February 4, 2025. While there were no LMA permit applications submitted in 2024, staff anticipates more LMA applications in the future, given the streamlined process intended to save property owners time and money and reduce time spent by staff processing applications.

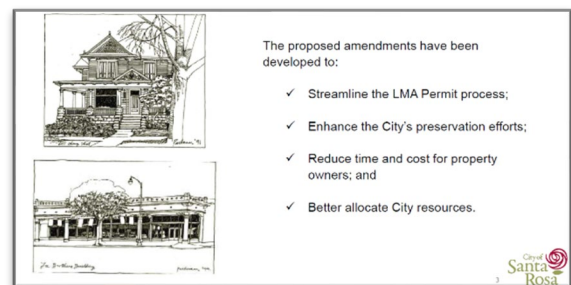


Figure 54– Purpose of Landmark Alteration Permit application amendments

In early 2024, the Cultural Heritage Board accepted the Downtown Station Area Historic Resources Survey Report. This grant-funded Historic Resource Evaluation (HRE) includes reconnaissance surveys (also known as windshield surveys) of 779 age-eligible (pre-1974) properties as well as a historic context statement. 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. This information provides property owners and developers with greater certainty regarding a parcel's potential for historic resources.

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: www.srcity.org/LHMP for more information and to access the Plan.

The City is collaborating with other County jurisdictions, including the County of Sonoma, to update the 2021 Multi-Jurisdictional Hazard Mitigation Plan. This effort began in October 2024 and is anticipated to produce a draft plan for public review in 2025. The final version will be reviewed and approved by the California Department of Emergency Management and the City Council in 2026. Updating the City's Hazard Mitigation Plan every five years ensures continued eligibility for the maximum amount of state and federal disaster relief funds.

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 road map 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 a Hazardous Vegetation and Fuels Reduction Ordinance and increased staffing dedicated to the wildfire mitigation workload. The CWPP, a five-year plan, is scheduled to be updated in 2025. Annual reports are generated and presented to City Council that cover the nine objectives, and 46 actionable items that are outlined in the CWPP.

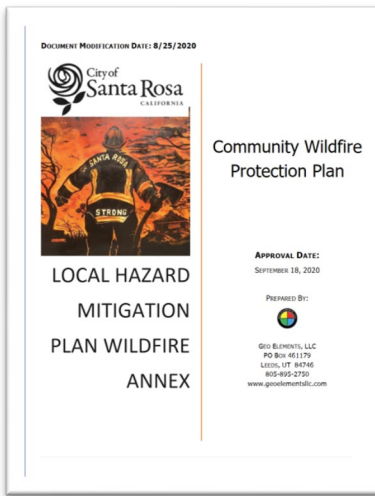


Figure 55 – Community Wildfire Protection Plan cover sheet

- \$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 additional wildland fire engines (Type 6s). The Type 6s will be delivered in 2025. The purchases have significantly improved 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.

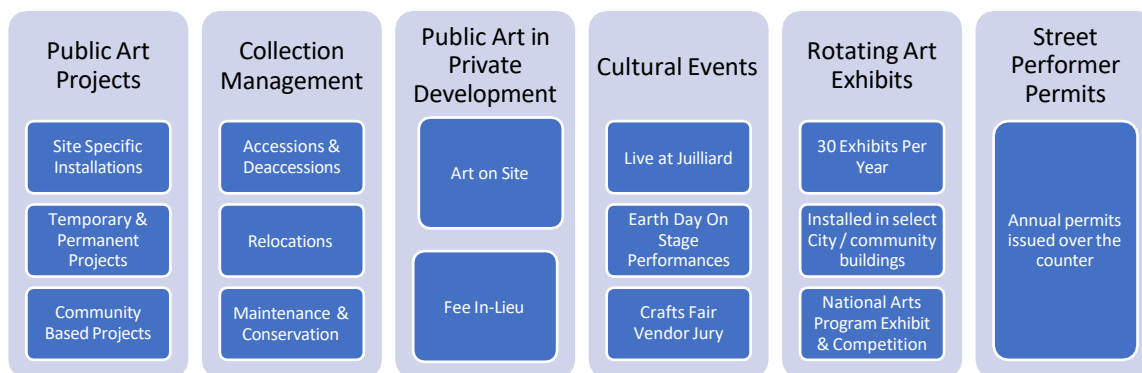
- City Council reviewed and accepted the Final Water Supply Alternatives Plan in October 2023. The plan identified a suite of adaptive options for increasing the City’s water supplies by 2045 to enhance water supply resiliency and reliability, particularly in times of drought and/or catastrophic events. 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 of Fire Station 5, located in the Fountaingrove area. The Fire Station construction project broke ground and is expected to be completed by late 2025.
- The Certified Unified Program Agency (CUPA) is the local agency certified by CalEPA to implement and enforce several environmental and emergency management plans that protect the public from hazardous waste and hazardous materials and restore and enhance environmental quality. Environmental Compliance and 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 developments for compliance with building code requirements including soil stability and seismic risk evaluation and require appropriate erosion control measures during construction.
- In 2024, there were no incidents requiring activation of the Emergency Operations Center (EOC). The City’s efforts to enhance emergency preparedness and response capabilities have been ongoing, with significant progress on several key initiatives. Work continues on the multi-year project funded by a federal earmark grant to transition the EOC from a “cold” configuration—where the space is shared and set up as needed—to a “warm” configuration, ensuring a dedicated, permanently operational facility. This upgrade is a cornerstone of the City’s commitment to improving disaster readiness and coordination.
- Updates to the Emergency Operations Plan (EOP) are being integrated into training and

operational planning for City staff. The Continuity of Operations Plan (COOP) annexes were also updated, with further refinements to the basic COOP plan completed with a special focus on IT resilience. Emergency Management continues to develop and implement key components of disaster recovery, including drafting a Disaster Recovery Plan, finalizing Damage Assessment (DA) tools and exercises, and building capacity for post-disaster debris management and volunteer coordination. Training efforts have focused on enhancing staff readiness, including EOC playbooks, DA tools, and shelter/Temporary Evacuation Point (TEP) setup.

- The City has also strengthened partnerships with county agencies and utilities to address emerging challenges. Regular drills and interagency exercises have been developed to test and refine response protocols, ensuring the City remains prepared for various hazards. These accomplishments reflect the City's ongoing dedication to comprehensive emergency management and resilience planning.

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:



City of Santa Rosa: Public Art Program Update

In late 2018, the City of Santa Rosa's Public Art Program transitioned from the Recreation & Parks Department to the Planning & Economic Development Department.

2024 Public Art Program Highlights:

Public Art Strategic Plan Implementation

The program began its strategic planning process in 2019, which was completed in February 2021. The plan outlines key goals and objectives for the future of public art in Santa Rosa. The Public Art Strategic Plan is available on the City's website: [Strategic Plan | Santa Rosa, CA](#)

• Public Art Proposal Form

A new Public Art Proposal Form was created, available in 19 languages, to provide all artists an opportunity to showcase their work in Santa Rosa. This initiative prioritizes

transparency and accessibility for the community in accessing public art opportunities

- Art Mapping Project

Continuing to develop an interactive online map of the permanent collection, with additional mapping and art walk opportunities, positioning Santa Rosa as an arts destination.

- Calls for Art

Four calls for art were opened in 2024, with implementation set for 2025:

- 1) Two for Sonoma County artists (Big Belly Trash Can Art, Brookwood Mural)
- 2) One for California artists (Earthbound: Art for a Sustainable Future)
- 3) One for U.S.-based artists (Colgan Creek Restoration Mural)



Figure 56 – Call for Art!

- Public Relations & Marketing

- Efforts to improve PR and marketing included enhanced digital messaging across the City's Arts and Culture website and social media platforms, helping to better engage the community with the program.
- Outreach strategies for Calls for Art included paid social media advertising outside of Sonoma and neighboring counties. Response was over 31,000 views, a reach of 17,000 reach, engagement with 90% non-followers outside of Sonoma County, and increased in Santa Rosa's visibility as an arts destination.

- Art Maintenance

The Public Art Program has continued to work on the maintenance of our permanent collection

- October 2024 volunteer graffiti cleanup - Pomo Mural at Prince Memorial Greenway
- In development: Art Survey for removal and maintenance of transitional art collection (benches)



Figure 57 – Clean-up Pomo Mural

Upcoming Projects

- Developed a project plan for a downtown temporary art walk, approved by the Art in Public Places Committee (APPC), set to open Call for Art in Spring 2025
- 30th Anniversary Live at Juilliard



Figure 58– Live at Juilliard

Internal Partnerships

The Public Art Program strengthened collaborations with various City departments to enhance its impact:

- Office of Community Engagement
- Santa Rosa Water
- Santa Rosa Police
- Santa Rosa Fire
- Recreation & Parks

Maintenance & Conservation. To care for its existing collection, the Public Art Program performs annual repairs and maintenance on murals, sculptures, and mosaics. In 2024, repairs and/or annual cleaning was performed on the following items: Artstart/Abstract Mosaic Steps, Ron Rogers/Daphne, Florence Dixon/El Viejo, Bryan Tedrick/Bucephalus, Mario Nardin/ Illumination, Harry Dixon/Untitled, ArtStart/Joe Salinas / Pomo Mural.

II. ANNUAL REVIEW OF THE GROWTH MANAGEMENT PROGRAM

The City's Growth Management Ordinance regulates residential growth. In 2024, 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 2024 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 2024, 297 residential building permits were issued. Of these permits, 156 were issued with Reserve "A," allotments and 141 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 2024, 400 new Reserve "A" allotments became available, with 699 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 2024, of the 699 Reserve "A" qualifying units, 260 allotments were used from 2019, 400 allotments were used from 2020, and 39 units were used from 2021, leaving 361 Reserve "A" allotments for 2021 and 400 allotments each year for 2022-2024. Of the 400 new Reserve "B" allotments made available in 2024, six 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.

The Dry Creek Habitat Enhancement Project is creating 6 miles of rearing habitat for endangered or threatened juvenile salmonids and consists of 6 Phases (I – VI) spread throughout the 15 miles of Dry Creek between the Russian River and Warms Springs Dam to comply with the Biological Opinion issued for protection of endangered species under Sonoma Water’s operations. In order to track project locations, this portion of Dry Creek is divided into 15 Reaches that are numbered according to approximate distance in miles from the confluence with the Russian River. Phases I – III were completed in 2021 and included approximately 14 sites from 6 different reaches. These Phases were designed and constructed primarily by Sonoma Water, however, the U.S. Army Corps of Engineers (Corps) constructed 2 sites. Sonoma Water is now monitoring and maintaining these sites. Sonoma Water and the Corps of Engineers are now implementing Phases IV – VI of the Dry Creek Habitat Enhancement Project under a cost-share partnership where Sonoma Water covers 35% of the cost, provides right-of-way, and manages the design contracts, and the Corps covers 65% of the cost and implements the construction. Phases IV and V construction were both completed in 2024. Phase IV consists of sites in Reaches 10 and 13 of Dry Creek, and Phase V includes sites in Reaches 4C and 2A. Phase VI is in final stages of design and planning, with construction tentatively planned for 2026. The Potter Valley Project (PVP) is a 9.4-megawatt hydropower project located on the Eel River and the East Branch of the Russian River in Mendocino and Lake Counties, about 15 miles northeast of the City of Ukiah. The PVP is currently owned and operated by Pacific Gas and Electric Company (PG&E) and is governed by a Federal Energy Regulatory Commission (FERC) license that expired on April 14, 2022. For more than a century, the project has diverted Eel River water into the upper Russian River reaches above Lake Mendocino. In January 2019, PG&E withdrew the notice of intent and pre-application document (PAD) they had filed with FERC and discontinued the process to prepare a license application. They announced in 2022 their intent to pursue a license surrender and decommission the project, effectively removing the two dams as part of the project and decommissioning the powerhouse.

At the end of 2023, a joint powers authority named the Eel-Russian Project Authority was created and empowered to negotiate with Pacific Gas and Electric Company (PG&E) regarding its surrender of the Potter Valley Project. The Eel-Russian Project Authority board consists of representatives from the Mendocino County Inland Water and Power Commission, Sonoma Water, Sonoma County and the Round Valley Indian Tribes.

in November 2023, a proposal was advanced for a regional solution to preserve flows in the Russian River and improving Eel River fisheries after the Potter Valley Project and its associated infrastructure are surrendered by PG&E. PG&E has incorporated the coordination of the proposal, which is now being called the “New Eel Russian Facility (NERF) into their license surrender application, which is now due in June 2025. The proposal is aimed at achieving co-equal goals of significantly improving fish migration at the Cape Horn Dam site and constructing a new Eel River diversion facility to replace the Van Arsdale Diversion facility that will be removed along with Cape Horn Dam. Sonoma Water is working with its partners to actively advance the planning elements necessary for developing a NERF to ensure that there is no disruption to water supplies from the Eel River in the future as a result of the decommissioning of the PVP. Significant work will continue to engage the public and stakeholders on the NERF and the PVP decommissioning in 2025.

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. Current efforts for implementation include identifying possible funding sources, planning for additional water use efficiency efforts, and beginning hydrogeologic, siting, and environmental 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.

- 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 2024; 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 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, considering the City's current and projected need for housing development including affordable housing.

III. ANNUAL REVIEW OF THE INCLUSIONARY HOUSING ORDINANCE

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, 2024, no 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, 2024, 297 units were subject to the Inclusionary Housing Ordinance. In 2024, 90 building permits were issued for Accessory Dwelling Units (excluding the fire rebuild area), which are exempt from the Inclusionary Housing Ordinance. There was a total of five owner/builder units. All remaining units were market rate.

- 2) The amount of housing impact fees collected.

In 2024, \$1.52 million was collected in Housing Impact fees, representing a 37 percent decrease from 2023, when \$2.45 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 2024.

- 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 2024 without issue. There are no staff recommended changes at this time.

HOUSING ELEMENT GOAL APPENDIX 2024 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>H-1 - Adequate Sites: 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. Both the General Plan and Missing Middle Housing Ordinance are scheduled for Spring 2025. In 2024, the City completed the House Santa Rosa project, which improves data collection and reporting within the City's current permitting system, one of these changes includes making the Sites Inventory available on the City's GIS webpages.</p> <p>H-2 - Lot Consolidation and Small Site Development: The City utilized LEAP funds in late 2024 to work with a consultant on several Housing Element programs, including this program, H-2. This project conducted outreach to several developers and jurisdictions in California to help with the development of the Lot Consolidation and Small Site Development program. Staff aims to launch the program in late 2025 which will provide brochures with information on mixed-use development, incentives for development, and further information on lot consolidation and small site development. Additionally, the City is working on developing the Missing Middle Housing Ordinance which will help development on these smaller sites, proposed to be adopted in Spring 2025. In 2024, The City launched the project House Santa Rosa, which contains a Development Feasibility Tool that displays site-specific development standards for properties throughout the City which can be used to help promote the need to consolidate small lots to owners of this type of land. In December 2024, the City adopted an ordinance that reduced the permit requirements for Small Lot Development in Priority Development Areas and reduced the design review and permit requirements for 2-unit projects to further assist with Lot Consolidation and Small Site development.</p> <p>H-3 - Encouraging Housing in Mixed-Use Projects: The City conducted surveys in July 2023 and in January 2024 to local developers on how to encourage residential within mixed-use projects and is developing additional incentives from the results. In December 2024, an Ordinance was adopted that reduces application requirements for residential projects, including Mixed-Use residential projects.</p>

			<p>Additionally, in December 2024, the City adopted a streamlined review process for residential projects over 10,000 square feet within Priority Development Areas and for Affordable Housing projects that contain new development and major remodels where 100% of the units, excluding managers' units, within the development are dedicated as affordable to households making 60% or less of area median income (AMI), adjusted for family size. The development is subject to a recorded affordability agreement with the City's Housing and Community Services Department.</p> <p>H-4 - Opportunity Development Areas: In December 2024, an Ordinance was adopted that reduces application requirements for residential projects, including Mixed-Use residential projects. Additionally, in December 2024, the City adopted a streamlined review process for residential projects over 10,000 square feet within Priority Development Areas and for Affordable Housing projects that contain new development and major remodels where 100% of the units, excluding managers' units, within the development are dedicated as affordable to households making 60% or less of area median income (AMI), adjusted for family size. The development is subject to a recorded affordability agreement with the City's Housing and Community Services Department.</p> <p>H-5 - Accessory Dwelling Units (ADUs): The City is developing its Pre-Approved ADU program to launch in 2025 to comply with AB 1332 to provide a streamlined ADU service. The City is no longer able to provide funding support to the Napa Sonoma ADU Center's pre-reviewed plans. In 2024, Staff and LAFCO created a process to remove the requirement of Utility Certificates for ADUs within the County that are located inside a Sewer/Water Agreement Area, which 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. The City utilized LEAP funds in late 2024 to work with a consultant on several Housing Element programs, including this program, H-5. This project conducted outreach to several developers for feedback on the City's ADU process and promotional materials. This has led to the development of new informational handouts and checklists to assist homeowners and developers with researching ADUs and the building permit process. This project is proposed to launch in late 2025. The City will continue to monitor ADUs and affordable ADUs for the Annual Progress Report. In 2024, The City launched the project House Santa Rosa, which contains a Development Feasibility Tool that displays site-specific development standards for properties throughout the City which can be used to help promote ADU production in all residential zones.</p>
--	--	--	--

		<p>H-6 - Innovative Housing Options: The City adopted an ordinance in December 2024, that allows for property owners affected by a large natural disaster to utilize Tiny Homes on Wheels, RV, Trailers, and similar structures for temporary housing for a period of up to 3 years. 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 and this project is proposed for adoption in Spring 2025. Additionally, the City is proposing an ordinance to adopt additional standards for ADUs in SB9 projects. The City utilized LEAP funds in late 2024 to work with a consultant on several Housing Element programs, including this program, H-6. This project reviewed other jurisdictions' approaches to allowing Tiny Homes on Wheels as a habitable unit as well as providing additional standards for housing cooperatives. A project to implement these standards for both Tiny Homes on Wheels and Housing Cooperative is proposed to be adopted by the end of 2025. Tiny Homes on permanent foundations are currently allowed by-right on parcels that allow for single-family detached housing uses.</p> <p>H-7 - Prohousing Designation: On July 14, 2023, Gov. Gavin Newsom announced the City of Santa Rosa has 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. The City has the Prohousing Designation until January 2027 and will work on gaining the status for the next application cycle.</p> <p>H-8 - Sites Identified in Previous Cycle: The Housing Sites Inventory has been added to the City's Public and Internal GIS programs. In 2024, the City launched the House Santa Rosa project, which provides a development feasibility tool that consists of an interactive dashboard that displays site-specific development standards for properties throughout the City, which showcases these sites as part of the Housing Sites Inventory identified in the Housing Element as by-right housing with the applicable affordability threshold listed in the program.</p> <p>H-9 - Large-Lot Development and Subdivision: The City will continue to support the Pre-Application Meeting to offer applicants 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</p>
--	--	---

			<p>to applicants, based on the submitted project description. These meetings are currently available at no additional cost to the applicant. In December 2024, the City adopted an ordinance that reduced the permit requirements for projects to subdivide large parcels into smaller lots with higher density per acre in Priority Development Areas and reduced the design review and permit requirements for 2-unit projects to further assist with large lot development and subdivisions. 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. The City currently offers ministerial lot splits and merges for up to two lots and has created simpler processes for SB9 developments. Additionally, the City has created checklists for the 10-lot subdivision provisions listed in SB 684 and SB 1123. The City utilized LEAP funds in late 2024 to work with a consultant on several Housing Element programs, including this program, H-9. This project conducted outreach to several developers and jurisdictions in California to help with the development of the Large Lot Development and Subdivision program. City staff aims to launch the program in late 2025 which will provide brochures with information on mixed-use development, incentives for development, higher density development, and further information on subdivisions and large site development.</p>
--	--	--	---

H- 2	Conserve and improve the existing affordable housing stock.	Ongoing	<p>H-10 - Code Enforcement Activities: The City continues its support for the Neighborhood Revitalization Program (NRP) with assistance from Code Enforcement, the Fire Department, and administrative staff. Currently, the West End, Cherry St, St. Rose, Railroad Square, Burbank Gardens, and Ridgway are not part of the NRP but are addressed on a complaint basis by Code Enforcement. The City plans to expand the program in the future to Roseland, a predominantly Latino and Spanish-speaking community. Staff will also continue exploring opportunities for program expansion through grant funding. Areas currently part of the NRP include Apple Valley, Aston Ave, Corby Beachwood, Heidi Place, Olive/Corby, South Park, Sunset McMinn, and West Ninth. Although the previous years proposed addition of an Outreach position was not achieved, two new programs were established: the Vacant Building Vacant Lot Program (VBL) and the Graffiti Abatement Program (GAP), which resulted in the creation of four new staff positions.</p> <p>Vacant buildings and lots, if unmaintained, can contribute to blight in both residential and non-residential neighborhoods. These properties can lower property values, attract illegal activity, and create health and safety hazards. The VBL Program aims to assist property owners in bringing their properties into compliance with established standards through educational resources and outreach. The GAP seeks to reduce graffiti on private property, restore aesthetic appeal, and promote community safety and pride. It uses a proactive approach to educate residents and business owners about the importance of prompt graffiti removal and the different types of graffiti. The program balances enforcement with a strategic, consistent, and scalable approach. By leveraging community and City partnerships, residents, and volunteers, the program provides additional resources to support enforcement efforts and assist those repeatedly victimized by graffiti.</p> <p>H-11 - Housing Conditions Survey: A Housing Conditions Survey of properties located in the City's Neighborhood Revitalization Program area was completed in July 2024. In advance of the survey work, a website was created to provide outreach</p>
------	---	---------	--

		<p>and information on this project: https://www.srcity.org/4004/Housing-Conditions-Survey . Additionally, a letter was prepared- both in English and Spanish- and mailed to all occupants and property owners in the Neighborhood Revitalization Program area. The letter provided context for why the City was conducting a survey, a date range for when the survey work was anticipated to take place and directed recipients to the website and contact information for staff. A total of 3,978 letters were mailed. Inspectors walked and surveyed 1,617 properties and determined properties' rehabilitation need based on HCD's Sample Housing Condition Survey form, which includes the following five categories of survey review: foundation, roofing, siding/stucco, windows and electrical. The City's survey excluded the electrical component of this form since this would have required access to residents' private property; all surveys were conducted from the public right-of-way. Including the categories of 'dilapidated' and 'substantial', the survey demonstrated that the rehabilitation need is 3.6%. With this information, the City's Housing and Community Services Department is pursuing funding from HCD's CalHOME program in order to restart a rehabilitation program in the City.</p> <p>H-12 - Housing Rehabilitation: 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. A housing complex was awarded a \$2.2 million loan in September 2022 - a 2.2 million loan and an additional \$1.07 million loan in 2023 for acquisition and 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>H-13 - Mobile Home Park Preservation: The City will continue to administer and enforce the Mobile</p>
--	--	--

			<p>Home Conversion Ordinance in City Code Chapter 6-67. Additionally, the City is looking to adopt additional Mobile Home policies in the next few years to maintain compliance for the MTC Transit Oriented Communities. The City held a study session in Fall 2024 about the feasibility of a Senior Housing Overlay for Mobile Home Parks that currently operate for ages 55+ and will continue conducting research throughout 2025 to bring forward and ordinance.</p> <p>H-14 - Mobile Home Park Rent Control: The City will continue to administer and enforce the Mobile Home Rent Control Ordinance and will provide amendments to rent control with regards to 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 the 17th Mobile Home Park in a fire which is being redeveloped with affordable units and dedicated senior housing that allows the Mobile Home Park residents first choice.</p> <p>H-15 - Preservation of At-Risk Housing Units: The City, on a routine basis, 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>H-16 - Santa Rosa Housing Trust: In 2024, the Housing Authority made the following awards from federal, state and local funding sources, including \$3,182,500 for new construction and rehabilitation costs of affordable units, \$600,000 for new construction costs for 50 units, 10 units at Extremely Low Income, 20 units at Very Low Income, 19 units at Low Income, and 1 manager's unit; \$1,000,000 for rehabilitation-related costs for 40 units, and 9 affordable to Extremely Low Income, 1 unit to Very Low Income, 29 units to Low Income and 1 manager unit; \$832,500 for new construction of 30 senior units with 8 units for Extremely Low Income, 15 units for Very Low Income and 7 units for Low Income households; and \$750,000 for new</p>
--	--	--	--

			<p>construction costs for 50 units, 13 units at Extremely Low, 13 units at Very Low, 23 units at Low Income, and 1 manager's unit.</p> <p>H-17 - Affordable Housing Tracking: The City has multiple systems to track affordable housing for all types of housing, income levels, and sources of funding that are used daily and help with reporting to multiple agencies.</p> <p>H-18 - Inclusionary Housing: The City will continue to administer and enforce the Inclusionary Housing requirements for development in City Code Chapter 21-02. The City evaluated the possibility and determined that mandatory on-site inclusionary would not be sought by the City. The City has no issue providing units through in-lieu fees. This will continue to be under review and can be re-evaluated in the future.</p> <p>H-19 - Essential Housing Bond Financing Program: The City is a member of two Joint Powers Authority programs to help target affordable housing projects. Staff have worked with the California Community Housing Agency (CalCHA) and the California Statewide Communities Development Authority (CSCDA) to create middle income rental housing. The programs work to provide for gradual conversion of units to lower income as market rate tenants move out. The CalCHA partnership has a 390-unit complex with 1/3 of the units as Low Income, 1/3 of the units as Medium Income, and 1/3 of the units as Moderate Income. The CSCDA partnership has a 277-unit complex consisting of 1/3 of the units as Low Income, 1/3 of the units as Median Income, and 1/3 of the units as Moderate Income. 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 of the units as Median Income, and 1/3 of the units as Moderate Income.</p>
--	--	--	---

H-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.	Ongoing	<p>H-20 - Support Affordable Housing Development: In July 2023, the City met with developers to gain feedback on existing streamlining programs offered by the City and to receive additional comments on what other incentives developers would be interested in. In December 2024, the City adopted an ordinance that codified Priority Development Areas, provided a streamlined application process for projects in a PDA, provided a streamlined process for projects with 100% affordability, codified a process for people affected by natural disasters to apply for Temporary Housing, and reduced application requirements and use permit requirements for 2-unit development, Community Care Facilities, Mobile Home Parks, Emergency Shelters, Single Room Occupancy Facilities, and Agricultural Housing.</p> <p>H-21 - Funding for Affordable Housing Development: 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 explored 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). For projects in high resource areas of the City with affordability, 99 units were completed in the SB35 Mahonia Glen project, which includes units dedicated to Farmworker Housing. Additionally, five of 12 units for affordability ownership have been built in one of the highest resource areas of the City. In late 2024, the Council adopted a pilot program to waive capital facilities fees for certain very low-, low- and moderate-income housing projects.</p> <p>H-22 - Housing for Persons with Disabilities: In 2024, the City adopted an ordinance 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, this is proposed for adoption in Spring 2025. The City adopted a new Fee Schedule that changes several application fees. The fees associated with Reasonable Accommodations and Affordable Housing have been reduced to promote inclusionary housing and housing for persons with disabilities.</p> <p>H-23 - Housing for Farmworkers: In December 2024, an Ordinance was adopted to reduce the Use</p>
-----	---	---------	---

			<p>Permit requirements for Farmworker Housing. The City also regularly meets with developers as needed 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. This project is still under construction but has received several building permits.</p> <p>H-24 - Housing for Persons Experiencing Homelessness: The City adopted a Resilient City Ordinance in December 2024, aimed at expanding and permanently adopting the existing ordinance created in response to the Tubbs/Nuns/Glass wildfires that caused a large situation of homelessness among Santa Rosa residents. The City now has a standing ordinance for any natural disaster that could occur in the City to make rebuilding as easy as possible for Santa Rosa and those who lost their property or home. 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.</p> <p>Public Services program, funds are used for homeless services to help fund local homeless support centers including beds for interim housing and day services and 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>Additionally, the City launched a development feasibility tool in 2024 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. This can assist homeless service providers with finding new locations to develop for individuals experiencing homelessness.</p> <p>The City utilized LEAP funds in late 2024 to work with a consultant on several Housing Element programs. The City is looking into allowing Tiny</p>
--	--	--	--

			<p>Home on Wheels as an additional residential use type to allow individuals an opportunity to make a lower-cost unit their home.</p> <p>South Park Commons (part of Caritas Homes Phase I and II) completed construction in 2024 and provides 30 units of housing, targeting chronically homeless persons referred by Coordinated Entry.</p> <p>H-25 - Housing for Extremely Low-Income Households: In December 2024, The City adopted an Ordinance to reduce permit requirements for Single Room Occupancy Facilities, Community Care Facilities, and supportive housing. Additionally, in 2024, the City adopted an ordinance that reduced permit requirements for Senior Housing and increased 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 for those affected by natural disasters. The City will continue to conduct annual outreach with the developer community and service provider community as well as outreach to residents.</p> <p>In early 2024 the City conducted additional outreach for the Federal Consolidated Plan, this provided information on what federal funds are available and what they can be used for, as well as the amount of funding available in the next year, feedback received helped prioritize funding allocations. Additionally, an online survey ran for 6 weeks in early 2024 for everyone in Santa Rosa to help prioritize the funding for affordable housing and homeless services. The Housing Authority Board and the Community Advisory Board received additional public comments in their formal meetings on funding prioritization. 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>The City also has Public Services program funds that are used for homeless services to help fund local homeless support centers including beds for interim housing and day services and 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>H-26 - Housing for Senior Households: The City adopted an ordinance in 2024 that reduces the permitting requirements for Senior Care Facilities</p>
--	--	--	--

			<p>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 streamlined application process in Priority Development Areas. The City also adopted an ordinance in 2024 to streamline projects that consist of 100% affordability. In 2024, the Housing Authority provided additional funding for 30 units for low-income Senior Housing to augment the 132 units that were constructed for low-income senior housing near public transit and medical facilities.</p> <p>H-27 - Housing for Large Households: The City adopted an Ordinance in December 2024 that reduced permitting requirements for a variety of uses to assist large households such as childcare land uses and multifamily housing. This ordinance also created a new streamlined application process for affordable housing projects citywide and for residential, lodging, and childcare land uses in priority development areas. The City will continue to review additional ways to provide incentives through this program and others.</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>H-28 - Building Community Acceptance: The City held a study session in Fall 2024 about the feasibility of a Senior Housing Overlay for Mobile Home Parks that currently operate for ages 55+ and will continue conducting research throughout 2025 to bring forward and ordinance.</p> <p>The City has a multilingual translatable website for information on by right housing which has a higher density in single family and multifamily areas that is regularly updated.</p> <p>Projects in the City near residential require neighborhood meetings early in the application process to engage the public about new development including higher densities in single family areas. Notices are sent to owners and rents of properties in a 600ft radius. Notices and services and translatable to any language when requested.</p> <p>The City is proposing a Community Meeting townhall with the Mayor and Vice Mayor in Early 2025 to discuss goal setting and budget concerns with the City, which includes fees related to affordable multifamily housing.</p> <p>The City has been undergoing a recent General Plan update that will provide the Missing Middle Housing Ordinance that aims at increasing densities in single family and walkable neighborhoods. Staff have been able to conduct outreach to receive feedback on these higher densities and the project is proposed for adoption in 2025.</p> <p>The City will continue hosting the Annual Action Plan Public Meeting for Housing and Community Services to set priorities for the City's Fiscal Year for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) funds. The next meeting is in early 2025. This meeting was also held in early 2024. The City intends to use 100% of HOME funds and 85% of CDBG funds to support affordable housing programs. 15% of CDBG funds, as required by HUD regulations, will be used for the Public Services Program to provide focused, comprehensive homeless services by funding the operation of facilities serving the homeless population of Santa Rosa; local funding will be used for the federally mandated Fair Housing program. All HOPWA funds will be used to provide comprehensive services to support safe and stable housing and to decrease</p>
------	--	---------	--

			<p>homelessness for low-income individuals who are HIV-positive and their families.</p> <p>H-29 - Fair Housing Services: The City continues to fund fair housing services every Fiscal Year. The 2023-2024 contract served 207 households. The City finalized an update to the HUD-required Fair Housing Plan and submitted the Plan in Spring 2024.</p> <p>H-30 - Affirmatively Furthering Fair Housing - Anti-Displacement Strategies: The City currently utilizes a Fair Housing Plan that was adopted in Spring 2024 to address the Fair Housing issues in Santa Rosa and the requirements of HUD. The City is working on removing barriers that will allow additional residents of Santa Rosa to serve on Boards and Commissions.</p> <p>The City utilized LEAP funds in late 2024 to work with a consultant on several Housing Element programs. This consists of further research and possible recommendations to allow Tiny Home on Wheels as an additional residential use type in order to provide individuals an opportunity to make a lower-cost unit their home. In December 2024, the City adopted an ordinance allowing those affected by natural disasters to utilize Temporary Housing for up to 3 years in trailers, RVs, and similar temporary structures.</p> <p>H-31 - Affirmatively Furthering Fair Housing – Place-Based Revitalization Strategies: 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.</p> <p>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.</p> <p>In 2024, the upcoming Active Transportation Plan engaged in several phases of outreach, holding a total of 15 outreach events, to introduce the Plan and receive feedback. These events were oftentimes held in conjunction with larger events, including in Equity Priority Areas, such as the Roseland Cinco de Mayo Festival, and the Pride Parade, as well as at the Disability Services and Legal Center Aging and Disability Resource Expo</p> <p>The City works with the SCTA on a weekly basis for</p>
--	--	--	--

			<p>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.</p> <p>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.</p> <p>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.</p> <p>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 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.</p> <p>In 2024, an ordinance was adopted that reduced Planning permitting requirements and design review for Child Care facilities.</p> <p>The City conducted outreach to local high schools to incorporate ideas from students into Placemaking Strategies within the General Plan. The General Plan is scheduling to be adopted in 2025.</p> <p>The Pathway to Income Equality Pilot Program is being supported by the City and funds have been awarded to the program.</p> <p>In 2024, 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</p>
--	--	--	--

			<p>belonging. Eligible applicants received up to \$5,000 in funding to implement their projects. In 2024, the City awarded 15 projects equaling up to \$72,040. The work must be completed by 2025. In 2023, the City awarded 4 grants for a total of \$9,613.80 with work concluding in 2024.</p> <p>In 2024, the City's Summer Work Experience Program for Teens had 256 participants who put in over 25,000 hours of community service in 12 different volunteer programs. The program made \$33,000.00 in revenue. Over 40 of the program's 65 current camps employees were once volunteers. 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.</p> <p>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.</p> <p>The Public has the opportunity to weigh in on CIP projects during the 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>The City added 2 Wayfinding systems in 2024 to help promote civic spaces and downtown businesses. These new wayfinding systems create a sense of belonging in the public realm and directly link people to the core parts of Santa Rosa, while also providing a unique pedestrian experience.</p> <p>The City is joining the MTC Bay Area regional</p>
--	--	--	--

			<p>Wayfinding transit signage pilot program in 2025 to help create a regional relationship toward rail and bus systems. This sign program will provide signage in Mandarin, English, and Spanish. This sign program will help establish easier access to the transit system and directly link the City to regional transit systems and help formulate a regional sense of belonging.</p> <p>H-32 - Tenant Protection/Eviction Prevention Measures: The City utilized LEAP funds in late 2024 to work with a consultant on several Housing Element programs. The City is looking into allowing Tiny Home on Wheels as an additional residential use type to allow for individuals an opportunity to make a lower-cost unit their home.</p> <p>The City funds Legal Aid annually each Fiscal Year to assist people with eviction/tenant protection. The 2023-2024 Fiscal Year contract served 249 people.</p> <p>H-33 - Real Property Transfer Tax: Real property transfer tax is used to fund Homeless Services by the City. The City is currently working on the South Santa Rosa Specific Plan and will be reviewing the ways to support housing in this area of the County/City.</p> <p>Real property transfer tax is used to fund Affordable Housing Homeless Services by the City. In 2024, Homeless Services supported these services by approving funds for 30 low-income units.</p> <p>H-34 - Participation in the Mortgage Credit Certificate Program: The MCC program is currently not an active program by the City. The Council approved \$2 million dollars for a down payment assistance loan program. The program began accepting applications in October 2023 and closed to new applications in January 2024, lending \$548,000 before being suspended due to fiscal limitations. This is a revolving loan fund and the program will continue to fund additional households as loan payments are made.</p> <p>H-35 - Community Land Trust Program: In 2024, it was determined there was no secured, ongoing funding to dedicate to such a program; however, the City will continue to research the possibility of developing a Community Land Trust Program.</p>
--	--	--	---

			<p>H-36 - Section 8 Housing Choice Voucher Program: 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. As of October 2024, the Housing Authority is authorized to provide up to 1,925 Section 8 Housing Choice Vouchers.</p>
--	--	--	--

H-5	Reduce or remove government constraints on the maintenance, improvement and development of housing, where feasible.	Ongoing	<p>H-37 - Application Streamlining and Compliance with Senate Bill 35 (Streamlined Affordable Housing): In December 2024, the City adopted an ordinance that consisted of the following:</p> <ul style="list-style-type: none"> • Streamlined Design Review for 100% affordable housing projects • Streamlined Design Review for projects in Priority Development Areas that are 10,000 Square Feet or greater for land uses such as Residential, Lodging, or Childcare • Reduced permitting requirements for Farmworker Housing, Emergency Shelters, community care facilities, and changed the several housing terms to coincide with HCD and Building Code definitions <p>In early 2025, the City will be adopting state housing legislation that went into effect in 2024. With this process, the City will be making and updating checklists for various streamlining bills such as SB 35 and SB9.</p> <p>In 2024, the City held study sessions on Affordable Housing impact fees and are working on providing different fee structures for these projects.</p> <p>H-38 - Zoning Code Amendments: The City utilized LEAP funds in late 2024 to work with a consultant on several Housing Element programs. A Zoning Code update will be conducted to meet the goals and actions of Program H-38 such as updates for farmworker housing, community care facilities, low barrier navigation centers, ADUs, and definition to families. The City will continue to conduct research into reduced parking requirements and will be updating the parking regulations related to the Transit Oriented Community requirements for the station areas in a future ordinance. The City conducted a fee study in 2023 and adopted new fees for Planning projects in 2024. Part of this process included a new fee to allow for a future comprehensive Zoning Code update. This also lowers the fees related to Reasonable accommodation and a reduced fee for Affordable Housing projects that qualify for streamlined design</p>
-----	---	---------	---

		<p>review. Additionally, in December 2024, the City adopted an ordinance that reduced permitting requirements for farmworker housing, emergency shelters, community care facilities, and definitions related to housing.</p> <p>In early 2025, the City will adopt an Ordinance that updates Density Bonus requirements to meet state law. The City also annually works on implementing various housing bills from the State through a comprehensive Zoning Code Text Amendment in 2025.</p> <p>H-39 - Revised Parking Standards: The City is currently working on a Zoning Code Text Amendment related to parking for Transit Oriented Community compliance for the North Station Area and Downtown Station Area. The City utilized LEAP funds in late 2024 to work with a consultant on several Housing Element programs. This project researched into reducing parking requirements in different scenarios for different areas of the City. The City is continuing to conduct analysis on the findings and will coordinate with various departments Citywide in order to draft an ordinance and move forward with public outreach. The City also annually works on implementing various housing bills from the State through a comprehensive Zoning Code Text Amendment and any parking related bills will be addressed.</p> <p>H-40 - Design Review Findings: In December 2024, the City adopted streamlined design review processes for residential, lodging, and childcare projects in Priority Development Areas that are 10,000 square feet or more and for projects citywide that have 100% affordable housing at 60% AMI. The ordinance also adopted reduced design review requirements for all 2-unit housing developments. The City will continue to update project checklists for different types of by-right housing that the State allows. The City utilized LEAP funds in late 2024 to work with a consultant on several Housing Element programs and reviewed the Design Review findings to meet the requirements of H-40 and may introduce an ordinance to update these findings.</p>
--	--	---

			<p>The City will review a requirement for Objective Design Review related to Transit Oriented Community requirements and make Zoning Code Updates as necessary. The City will continue to research objective design review process to implement a future Ordinance.</p> <p>In 2025, the City is proposed to adopt a Missing Middle Housing ordinance, which consists of specific housing projects that have their own objective design review standards</p>
--	--	--	---

H-6	Develop energy-efficient residential units and rehabilitate existing units to reduce energy consumption.	Ongoing	<p>H-41- Energy Efficiency in Residential Development: The City is currently requiring CALGreen Tier 1 Standards and 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. Due to a 9th Circuit Court ruling against the City of Berkeley, the City has decided to suspend enforcement of its all-electric reach code. The City is currently researching alternatives to continue to meet our greenhouse gas emissions reduction goals. Updated CALGreen checklists will be made available.</p> <p>H-42 - Water and Wastewater Priority: 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 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</p>
-----	--	---------	--

			<p>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>
--	--	--	--

