

# City of Santa Rosa



## Legislation Details

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**File #:** 22-0918      **Version:** 1      **Name:** High Density Multi Family Residential Incentive  
**Type:** CC- Report      **Status:** Agenda Ready  
**File created:** 11/17/2022      **In control:** City Council  
**On agenda:** 12/13/2022      **Final action:**  
**Title:** REPORT - HIGH-DENSITY MULTI-FAMILY RESIDENTIAL INCENTIVE PROGRAM

**BACKGROUND:** The High-Density Multi-Family Residential Incentive Program (Incentive Program) encourages housing development and increased density in downtown Santa Rosa through the reduction/deferral of the City development impact fees. The Incentive Program supports City Council goals to foster a vibrant downtown and meet housing needs for all. The incentive program was originally enacted in September 2018 for a limited term of five years. While the resolutions do not have an expiration date, there is an eligibility requirement for a qualifying project to “break ground by August 31, 2023”. Breaking ground is defined as securing a foundation permit. Given the delays caused by emergency responses in recent years on downtown housing investments and construction, the Council will consider extending the Incentive Program.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department that Council, by three separate resolutions, (1) rescind Resolution 2018-169 and establish payment options for water and wastewater demand fees and amend the eligibility criteria for the high density multi-family residential incentive program, (2) rescind Resolution No. 2019-067 and set forth a revised schedule of park development impact fees and amend the eligibility criteria for the high density multi-family incentive program and (3) rescind Resolution No. 2019-066 and set forth a revised schedule of capital facilities fees and amend the eligibility criteria for the high density multi-family residential incentive program to further support housing development and increased density in downtown Santa Rosa.

**Sponsors:** Planning and Economic Development

**Indexes:** Exempt Project, Not a Project

**Code sections:** 15061(b)(3) - General Rule Exemption, 15378 - Not a Project

**Attachments:** 1. Staff Report, 2. Attachment 1 - Map of Downtown, 3. Attachment 2 - Keyser Marston Associates, Inc. memorandum, 4. Attachment 3 - Maximum Base FAR Map, 5. Attachment 4 - RES-2019-066 (CFF), 6. Attachment 5 - RES-2019-067 (Parks), 7. Attachment 6 - RES-2018-169 (Water and Wastewater), 8. Resolution 1 - CFF, 9. Resolution 1 Exhibit A - Downtown Map, 10. Resolution 2 - Parks, 11. Resolution 2 Exhibit A - Downtown Map, 12. Resolution 3 Water and Wastewater, 13. Resolution 3 Exhibit A - Downtown Map, 14. Presentation

Date	Ver.	Action By	Action	Result
12/13/2022	1	City Council	to waive reading of the text and adopt	Pass
12/13/2022	1	City Council	to waive reading of the text and adopt	Pass
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