



2016 Year End Housing Update

Planning and Economic Development Department



In 2016, a major effort was made to create an environment where the City could enable development of the housing stock needed to address the current housing crisis.

This is being accomplished through two key initiatives:

- **Process Improvement Action Plan**
- **Housing Action Plan**

Results:

1. With elements of these plans being acted on, we have seen an increase in projects moving from recession-related stagnation into active mode. Currently there are **2,249 units that have received or are seeking land use or subdivision approvals**, which is the first step in the housing development process.
2. In addition to the units above, 685 units are in the building permit phase, a majority of which are anticipated to go to **construction in the fall of 2017**.

Housing Development Process:





2016 Year-End Housing Activity

City of Santa Rosa, as of December 31, 2016



2,249

Housing Units
Nearing Completion
in the
**Planning/Engineering
Approval
Phase**

Anticipated Construction 2017/18/19

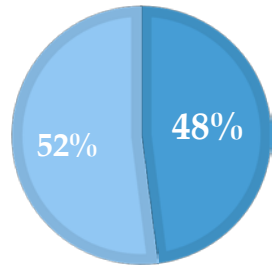
685

Housing Units
in the
**Building Permit
Phase**

Anticipated Construction 2017

296

Approved Units for
Construction in 2016



■ Single Family

■ Multi Family



Description:

The number of housing units **actively** going through the land use and subdivision map phase, involving public notice, planning and engineering review, and board and commission action.

Highlighted Projects:

- The Villas – 197 single family attached units
- Gardens Subdivision – 82 single family detached units
- DeTurk Winery Village – 185 multi family units

Known Issues:

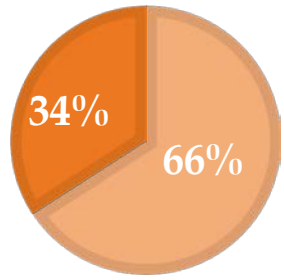
- Federal and State agency review and cost of environmental mitigation
- Cost of improvement bonds, availability of construction and buyer financing
- Neighborhood opposition to infill and or increase in density

Actions to move projects forward:

- Priority processing for housing projects; permit streamlining improvements, increase outreach/communication efforts

2,249

Planning/Engineering Approval Phase



■ Single Family
■ Multi Family



Description:

The Building Permit Phase is the final step in the process. Detailed plans are submitted by the applicant and reviewed by staff to ensure compliance with the Building Code and other regulatory requirements.

Highlighted Projects:

- Pullman Lofts – 72 units multifamily
- Fox Hollow – 143 units single family
- Creekside Village – 140 units + 25 senior apartments
- Canyon Oaks – 96 units multifamily

Known Issues:

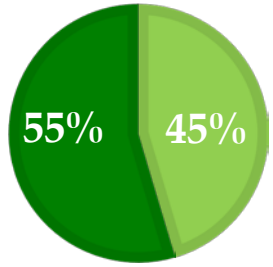
- Timing to obtain all approvals from outside agencies (SCWA, RWQCB, Fish & Wildlife)

Actions to move projects forward:

- Fee deferrals, plot plan review efficiencies, increased used of consultant plan check services to support demand

685

Building Permit Phase



■ Single Family
■ Multi Family



Description:

Housing permits issued allowing the developer to begin construction.

Highlighted Projects :

- North Street Apartments - 20 multi family units
- Range Ranch Phase 2 – 120 multi family units

Known Issues:

- Lack of workforce and cost of materials

Actions to move projects forward:

- Increase use of consultant inspection services to support the increased demand in building activity (housing, commercial and residential upgrades)

296

Approved Units for Construction in 2016

Moving 2,934 units to construction

Housing Action Plan and Process Improvement Action Plan Implementation

- In place:**
- Prioritization of housing projects in Planning, Engineering, Building
 - State Density Bonus for affordable housing
 - State policy for Accessory Dwelling Unit reducing barriers to second dwelling construction
 - Affordable Housing financial assistance - \$3M Notice of Funding Availability for inclusionary affordable projects
 - Permit Streamlining

- In Progress:**
- Local Density Bonus Ordinance
 - Accessory & Junior Dwelling Unit Ordinance
 - Housing Allocation Plan impact fee adjustment
 - Inclusionary for-sale policy

- Next Steps:**
- Continue to contact developers to encourage progress on housing projects
 - Work with stakeholders to include inclusionary affordable housing as part of housing projects
 - Aggressively pursue elements of the Housing Action Plan