



**RESOLUTION OF THE GOVERNING BOARD OF SANTA ROSA CITY SCHOOLS  
ESTABLISHING A TEMPORARY RESIDENTIAL HOUSING PROJECT INCENTIVE  
PROGRAM TO INCREASE HIGH DENSITY DEVELOPMENT AND AFFORDABLE  
HOUSING DOWNTOWN BY DECREASING DEVELOPER FEES FOR ELIGIBLE PROJECTS**

WHEREAS, Education Code section 17620 et. seq. authorizes the governing board of any school district to levy a fee, charge, dedication, or other form of requirement against any development project for the reconstruction of school facilities; and

WHEREAS, Government Code section 65995 establishes a maximum amount of fee, adjusted for inflation every two years, that may be charged against such development projects; and

WHEREAS, on August 23, 2017, the Governing Board ("Board") of Santa Rosa City Schools passed Resolution No. 2017/18-005, which approved and adopted school facilities fees on residential projects in the amount of up to \$3.05 per square foot for projects within the Santa Rosa Elementary School District; and

WHEREAS, on August 23, 2017, the Board also passed Resolution No. 2017/18-006, which approved and adopted school facilities fees on residential projects in the amount of up to \$2.31 per square foot for projects within the Santa Rosa High School District; and

WHEREAS, there is a need for additional housing units within the City of Santa Rosa ("City") to address the current housing crisis that has existed since before the October 2017 fires; and

WHEREAS, on September 25, 2018, the City Council adopted a high- density residential incentive program to incentivize the location and development of high density residential units within the downtown area and close to transit ("Incentive Program"); and

WHEREAS, the District also has an interest in incentivizing residential development and affordable housing within the downtown area; and

WHEREAS, the District wishes to adopt a similar Incentive Program for its school facilities fees; and

WHEREAS, residential projects located within the boundaries of the Downtown Station Area Specific Plan and General Plan Downtown Core Boundary as depicted on Exhibit "A" attached hereto (collectively, the Downtown) shall be eligible for the District's Incentive Program if such projects meet the following criteria:

1. The project must include primarily residential uses:

- a) For projects located Downtown on parcel(s) zoned CD-7 and/or CD-10: the project must be four or more stories in height, with at least three floors dedicated to residential use.
  - b) For projects located Downtown on parcel(s) zoned CD-5, TV-M, TV-R, R-3-18, and/or R-3-30: the project must be three or more stories in height, with at least two floors dedicated to residential use.
  - c) For affordable/inclusionary housing projects located Downtown: the project must construct affordable units on-site pursuant to the City's Housing Allocation Plan.
2. The residential project must break ground before August 31, 2023. "Breaking ground" is defined as securing a foundation permit; and

WHEREAS, for purposes of the District's Incentive Program, floors are considered "residential" if at least twenty-five (25%) of gross floor area is dedicated to habitable space; and

WHEREAS, the District determines that this Incentive Program is not a "project" under CEQA and is therefore exempt from review pursuant to CEQA Guidelines section 15378(b)(4), and further determines the fee modification is exempt from CEQA pursuant to Public Resources Code section 21080(b)(8) and CEQA Guidelines section 15273(a)(4) in that the fee modification is for the purpose of obtaining funds for capital projects necessary to maintain service within existing service areas, and further determines the fee is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) in that the activity in question will not have a significant effect on the environment; and

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of Santa Rosa City Schools hereby adopts the following Incentive Program:

- a) For residential projects located Downtown on parcel(s) zoned CD-7 and/or CD-10: school facilities fees for projects proposing four or more stories, with at least three stories dedicated to residential use, shall be calculated based upon the first three residential floors only, and any additional floors dedicated to residential use shall not be charged additional school facilities fees.
- b) For residential projects located Downtown on parcel(s) zoned CD-5, TV-M, TV-R, R-3-18, and/or R-3-30: school facilities fees for projects proposing three or more stories, with at least two stories dedicated to residential use, shall be calculated based upon the first two residential floors only, and any additional floors dedicated to residential use shall not be charged additional school facilities fees.
- c) For Downtown affordable/ inclusionary housing projects that construct the affordable units on-site pursuant to the City's Housing Allocation Plan: school facilities fees for non-exempt units shall be reduced to \$2 per square foot.

APPROVED, PASSED, and ADOPTED by the Governing Board of Santa Rosa City Schools this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: \_\_\_\_\_  
Clerk

APPROVED: \_\_\_\_\_  
President, Governing Board  
Santa Rosa City Schools

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

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