

RESOLUTION NO. 11674

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN  
AMENDMENT TO UPDATE THE HOUSING ELEMENT OF THE GENERAL PLAN - FILE  
NUMBER GPAM13-005

WHEREAS, Santa Rosa General Plan 2035, including the Housing Element, was adopted on November 3, 2009 and the Housing Element was certified by the State Department of Housing and Community Development (HCD) on March 4, 2010. The Housing Element was revised with adoption of the North Station Area Specific Plan on September 18, 2012 and recertified on October 25, 2012; and

WHEREAS, State law requires every jurisdiction in California to adopt a comprehensive, long-term General Plan to guide its physical development. The Housing Element is one of seven mandated elements of the General Plan. California housing element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups. All Bay Area jurisdictions are required by State law to revise and adopt an updated Housing Element by December 2014; and

WHEREAS, in August 2013, the City of Santa Rosa commenced work on an update to the Housing Element of the General Plan, as required by State law; and

WHEREAS, the Draft Housing Element to address housing needs in Santa Rosa from 2015 to 2023 was released for public review on March 5, 2014 and sent to the California Department of Housing and Community Development (HCD); and

WHEREAS, the Draft Housing Element has been available on the City of Santa Rosa's web page and at City Hall located at 100 Santa Rosa Avenue in Room 3; and

WHEREAS, after the Draft Housing Element was released for public review, City staff discussed changes to the Draft with HCD staff that would ensure compliance with State law and consider public comments on the Draft. City staff developed a list of proposed changes to the Draft (Exhibit A) that would ensure that the Housing Element is certified by HCD; and

WHEREAS, an Addendum to the General Plan 2035 Environmental Impact Report (EIR), certified on November 3, 2009, was prepared documenting that the EIR adequately addresses the potential physical impacts associated with implementation of the City's Housing Element update and that none of the conditions described in California Environmental Quality Act (CEQA) Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred;

WHEREAS, on June 12, 2014, the Planning Commission conducted a public hearing noticed in compliance with Chapter 20-66 of the Zoning Code (Public Hearings) in consideration of a General Plan Amendment for the Housing Element update; and

WHEREAS, staff identified two additional recommended changes to the Housing Element, including acknowledging that the Social Advocates for Youth housing project is approved on page 4-24 and indicating that Policy H-B-4 is recommended for deletion on page 4-152; and

WHEREAS, the Planning Commission finds that the Addendum to the General Plan 2035 EIR adequately documents that it is appropriate to rely on the EIR for the proposed General Plan Amendment; and

WHEREAS, the Planning Commission finds that a General Plan Amendment is justified to achieve the objectives and policies of the General Plan in that:

- A. The proposed amendment ensures and maintains internal consistency with the goals and policies of all elements of the General Plan;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- C. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land use developments; and
- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa recommends approval by the City Council of a General Plan Amendment to update the Housing Element as identified in the Draft Housing Element dated March 5, 2014 and as amended by Exhibit A and with the two additional changes on pages 4-24 and 4-152 identified above.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 12<sup>th</sup> day of June, 2014, by the following vote:

AYES: (7) Chair Cisco, Vice Chair Stanley, Commissioners Byrd, Crocker, Duggan  
Groninga and Karsten  
NOES: (0)  
ABSTAIN: (0)  
ABSENT: (0)

APPROVED: \_\_\_\_\_



CHAIR

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



EXECUTIVE SECRETARY

## Exhibit A - Proposed Changes to the Draft Housing Element

### Page 13, Age and Condition

While the majority of Santa Rosa's housing units were built since 1970, nearly 21,000, or 31 percent, were built in 1969 or before. Over 7,500 units (11 percent of Santa Rosa's housing stock) were built prior to 1950. Older units are generally in greater need of repair than newer housing stock. Additionally, many of these units could benefit from energy efficiency improvements to reduce energy usage and related greenhouse gas emissions.

Another measure of substandard housing conditions is the presence of kitchen and plumbing facilities. The 2007–2011 ACS estimated that 969 of Santa Rosa's dwelling units lack complete plumbing facilities and 1,168 lack complete kitchen facilities. These numbers represent approximately 1 and 2 percent, respectively, of Santa Rosa's total housing stock.

The City inspects approximately 2,000 units per year as part of the City's Neighborhood Revitalization Program. Among units inspected, approximately 20 percent are in need of rehabilitation and, among those, 1 to 2 percent are severely deteriorated.

Policy H-B-1 directs the City to continue efforts to improve living conditions and quality of life in deteriorating neighborhoods through the Neighborhood Revitalization Program and the Housing Quality Standard Code Compliance Program of the Section 8 Rental Assistance Program. Through the Neighborhood Revitalization Program, units in need of improvements are assisted through correction of code enforcement issues and rehabilitation loans. More information on the Neighborhood Revitalization Program is provided in the Affordable Housing Programs section of this element.

### Pages 25-26 Farmworker Housing Needs

The agricultural census does not provide estimates of farmworkers living or seeking housing in Santa Rosa. There is not a definitive source to determine how many of Sonoma County's farmworkers live or seek housing in Santa Rosa. The ACS (2007–2011 estimate) indicates that 1,478 persons in Santa Rosa were employed in the agriculture, forestry, fishing and hunting industries as of 2011. It can be reasonably assumed that at least this number of persons may seek housing in Santa Rosa. The ACS total does not indicate whether employees in this industry are seasonal or year-round residents.

According to estimates from the Santa Rosa Regional Office of the Butte County Office of Education, which administers the Migrant Education program, there were 1,266 students from migrant families enrolled in schools located within Santa Rosa or schools that feed in to Santa Rosa schools as of the 2012-2013 school year. The count includes students enrolled in pre-school through 12<sup>th</sup> grade. Migrant children are defined as those who have moved in the preceding 3 years to accompany a family member or guardian in order to obtain temporary or seasonal employment in agricultural, fishing, or logging (except lumber mills) work. The Migrant Education program addresses the special needs of migrant children whose learning is impacted by frequent mobility, poverty, and limited English skills.

Because migrant families may have one child, multiple children or no children, this data can not be used to determine the number of farmworker households in Santa Rosa, however, this data, along with the estimates from the Agricultural Census and ACS confirm the need for farmworker housing and resources in Santa Rosa. Specifically, this data confirms the need for affordable family housing.

Many farmworkers do not have access to decent, safe, and affordable housing. Many may live in overcrowded or substandard units or may be homeless. Farmworkers seeking housing in Santa Rosa need housing that is affordable to lower-income households, such as a subsidized apartment or single-family unit.

Seasonal and year-round opportunities are needed for farmworkers in the Santa Rosa area. Most farmworkers seek and find housing situations that are not specifically for farmworkers. In Santa Rosa, permanent rental housing is the most likely housing option for farmworkers. Locations identified for multifamily residential would provide sites for this group. California Human Development, a nonprofit organization that serves farmworkers and immigrant and low-income households, emphasized the importance of providing a continuum of housing resources, from options for homeless, unaccompanied workers during peak harvest season, to home ownership.

Housing specifically for farmworkers is allowed in Santa Rosa, consistent with a site's General Plan land use designation and policy direction. The City amended the Zoning Code in January 2011 to allow agricultural employee housing for six or fewer residents as a permitted use in residential zoning districts. Additionally, all residential zoning districts in Santa Rosa allow boardinghouses as a permitted use. Boardinghouses are a housing alternative that could offer reasonably priced lodging for farmworkers.

**Page 53, At Risk Time Period**

Revise the at-risk time period to reflect 2015-2025.

**Page 61, Table 4-38: Sites Zoned for Residential Development at 30 or More Units per Acre**

<i>Map #</i>	<i>APN</i>	<i>Zoning</i>	<i>Acres</i>	<i>Unit Capacity</i>	<i>Quad</i>	<i>Served</i>	<i>Transit</i>
2	035-141-024 *	PD	7.30	175	SW	<u>NY</u>	Y
	035-141-025 *	PD	4.38	105	SW	Y	Y
	035-141-026 *	PD	1.42	34	SW	<u>NY</u>	Y
	035-141-034 *	PD	0.72	17	SW	<u>NY</u>	Y

**Page 69, Water and Sewer Service**

Sewer and water service are not considered constraints to housing development during the planning period, as outlined in the Constraints section of this element. The majority of All identified Medium High Density sites are within 300 feet of existing sewer and water lines and are therefore considered "served" in this analysis. The majority of sites designated Very Low Density, Low Density, and Medium Low Density are also considered served. The distance at which connection to the public sewer and water system can be required is 300 feet.

**Page 85, Housing Accomplishments**

The policies to implement this goal have been effective. Through the Housing Allocation Plan (HAP), Santa Rosa Housing Trust, long-range planning, and collaboration with affordable housing developers, the City issued permits for 706 lower-income residences from 2007 to 2012. This figure includes both

units that are deed-restricted for affordability to households within a certain income category, and unrestricted units that were determined to be affordable based on a review of rents and sales prices in comparison to affordability. Among these units, 456 were deed-restricted for long-term affordability. Restricted units were provided on-site under HAP requirements, and the City provided funding assistance through HAP fees, CDBG and HOME funds, redevelopment low/moderate funds (prior to the dissolution of the Redevelopment Agency), and real property transfer taxes.

**Page 87, Policy H-A-1 pertaining to adequate sites for development of a variety of housing types, amend policy as follows:**

H-A-1 Ensure adequate sites are available for development of a variety of housing types for all income levels including throughout the City, such as single and multifamily units, mobile homes, transitional and homeless shelters

Time Frame: Ongoing, review annually

**Page 89, Policy H-B-3 pertaining to retention of federal, state, and locally subsidized affordable units, amend time frame as follows:**

Time Frame: Biannually, and as needed

**Page 92, Policy H-C-4 pertaining to utilization of the Santa Rosa Housing Trust to maximize and leverage available federal, state, and local funding, amend time frame as follows:**

Time Frame: Ongoing, allocate funds annually and as affordable projects are proposed

**Page 96, Policies supporting Goal H-C to expand the supply of housing available to lower-income households, add new policies as follows:**

H-C-16 Evaluate, and consider action as appropriate, the use of "boomerang" funds, an allocation of increased property tax from former redevelopment project areas, for affordable housing projects and programs.

Time Frame: 2016

Entities: Departments of Community Development and Economic Development and Housing

H-C-17 Evaluate reinstatement of zoning code provisions exempting sites designated Medium Density Residential and Medium High Density Residential from rezoning when affordable housing is proposed.

Year: 2015

Entity: Department of Community Development

**Page 101, policies supporting Goal H-E to promote equal access to housing, add policy as follows:**

H-E-3 Amend the definition of "family" in the Santa Rosa Zoning Code to be more consistent with State standards.

Time Frame: 2015

Entities: Department of Community Development

**Page 142, Table 4-48: Medium Density (zoned) and Page 145, Table 4-49: Medium Density (not zoned)**

City staff identified minor errors in Table 4-49: Medium Density (not zoned). Three of the sites in this table are identified as “zoned” because they are zoned consistent with the General Plan, and should be deleted from Table 4-49 and added to Table 4-48 which includes sites zoned consistent with the General Plan. This will increase the amount of acres identified in Table 4-48 from 161 to 170 and the number of units from 2,349 to 2,484, with a corresponding decrease in the “not zoned” category. The tables in the Draft Housing Element would be replaced with the following revised tables, and the totals rounded.

**Table 4-48: Medium Density (zoned)**

<i>APN</i>	<i>Zoning</i>	<i>Acres</i>	<i>Unit Capacity</i>	<i>Quad</i>	<i>Zoned</i>	<i>Served</i>	<i>Transit</i>
009-410-001	R-3-18	9.69	141	SE	Y	Y	Y
134-072-012	R-3-18	9.22	135	SW	Y	Y	Y
031-050-062	R-3-18	9.07	132	SE	Y	Y	Y
125-031-022	R-3-18	8.51	124	SW	Y	Y	Y
013-400-005	PD	8.03	117	SE	Y	Y	Y
043-133-013	R-3-18	5.96	87	SW	Y	Y	Y
134-042-067	R-3-18	5.42	79	SW	Y	Y	Y
153-080-006	R-3-18-SR	5.05	74	NE	Y	Y	Y
035-141-025	PD	4.47	65	SW	Y	N	Y
043-121-015	R-3-18	4.41	64	SW	Y	Y	Y
125-551-016	R-3-18	4.39	64	SW	Y	Y	Y
035-093-043	R-3-18	4.29	63	SW	Y	Y	Y
043-072-015	R-3-18	4.12	60	SW	Y	Y	Y
009-420-001	R-3-18	4.07	59	SE	Y	Y	Y
153-060-017	R-3-18-SR	3.91	57	NE	Y	Y	Y
043-121-012	R-3-18	3.87	57	SW	Y	Y	Y
035-063-005	R-3-18	3.80	56	SW	Y	Y	Y
035-191-013	PD	3.58	52	SW	Y	Y	Y
125-042-015	R-3-18-SA	3.32	48	SW	Y	Y	Y
043-122-007	R-3-18	3.23	47	SW	Y	Y	Y
125-071-014	R-3-18	2.91	43	SW	Y	Y	Y
044-520-087	PD	2.89	42	SE	Y	Y	Y
044-460-070	PD	2.29	33	SE	Y	Y	Y
044-041-010	CG	2.17	32	SE	Y	Y	Y
043-200-004	PD	2.10	31	SW	Y	Y	Y
035-063-006	R-3-18	2.10	31	SW	Y	N	Y
016-090-013	R-3-18	1.94	28	SE	Y	Y	Y
125-521-004	R-3-18	1.74	25	SW	Y	Y	Y
125-521-008	R-3-18	1.70	25	SW	Y	Y	Y
010-311-028	R-3-18	1.62	24	SW	Y	Y	Y
125-521-003	R-3-18	1.58	23	SW	Y	Y	Y
035-093-018	R-3-18	1.33	19	SW	Y	Y	Y

<i>APN</i>	<i>Zoning</i>	<i>Acres</i>	<i>Unit Capacity</i>	<i>Quad</i>	<i>Zoned</i>	<i>Served</i>	<i>Transit</i>
044-051-055	CSC	1.29	19	SE	Y	Y	Y
035-191-010	PD	1.17	17	SW	Y	Y	Y
044-530-045	PD	1.16	17	SE	Y	Y	Y
180-680-056	R-3-18	1.16	17	NE	Y	Y	Y
014-071-093	R-3-18	1.16	17	SE	Y	Y	Y
035-141-006	R-3-18	1.16	17	SW	Y	N	Y
182-510-015	R-3-15	1.13	17	NE	Y	Y	Y
180-050-017	R-3-15	1.13	17	NE	Y	Y	Y
044-280-076	PD	1.04	15	SE	Y	Y	Y
041-042-012	R-3-15-SA	1.00	15	NW	Y	Y	Y
013-100-090	PD	0.98	14	SE	Y	Y	Y
044-460-002	PD	0.78	11	SE	Y	N	Y
043-121-014	R-3-18	0.78	11	SW	Y	Y	Y
044-460-001	PD	0.78	11	SE	Y	Y	Y
180-580-064	PD	0.61	9	NE	Y	Y	Y
180-580-065	PD	0.58	8	NE	Y	Y	Y
180-520-008	PD	0.52	8	NE	Y	Y	Y
182-120-052	R-3-18	0.50	7	NE	Y	Y	Y
182-510-015	R-3-15	0.42	6	NE	Y	Y	Y
032-300-005	R-3-18	0.39	6	NE	Y	Y	Y
044-280-075	PD	0.36	5	SE	Y	Y	Y
125-521-010	R-3-18	0.33	5	SW	Y	Y	Y
044-460-003	PD	0.32	5	SE	Y	N	Y
032-300-014	R-3-18	0.31	5	NE	Y	N	Y
009-391-027	R-3-18	0.31	4	SE	Y	Y	Y
182-490-010	R-3-15	0.30	4	NE	Y	Y	Y
009-325-004	R-2	0.27	4	SE	Y	Y	Y
038-171-020	PD	0.27	4	SE	Y	Y	Y
182-510-016	R-3-15	0.26	4	NE	Y	Y	Y
180-440-053	PD	0.25	4	NE	Y	Y	Y
010-252-067	CG	0.24	3	SW	Y	Y	Y
009-274-033	R-3-18-H	0.24	3	SE	Y	Y	Y
146-140-023	PD	0.23	3	SW	Y	Y	Y
125-181-025	R-3-18	0.19	3	SW	Y	Y	Y
182-490-011	R-3-18	0.18	3	NE	Y	Y	Y
038-172-033	R-3-15	0.18	3	SE	Y	Y	Y
012-062-037	CG-SA	0.17	3	NW	Y	Y	Y
009-274-033	R-3-18	0.17	3	SE	Y	Y	Y
041-122-022	PD	0.17	2	NW	Y	Y	Y
125-054-001	R-2-SA	0.17	2	SW	Y	Y	Y
038-172-028	R-3-15	0.16	2	SE	Y	Y	Y

<i>APN</i>	<i>Zoning</i>	<i>Acres</i>	<i>Unit Capacity</i>	<i>Quad</i>	<i>Zoned</i>	<i>Served</i>	<i>Transit</i>
012-062-035	CG-SA	0.16	2	NW	Y	Y	Y
012-062-034	CG-SA	0.16	2	NW	Y	Y	Y
125-551-018	R-3-18	0.15	2	SW	Y	Y	Y
010-245-021	R-2	0.15	2	SW	Y	Y	Y
010-041-019	CN-H-SA	0.15	2	NE	Y	Y	Y
125-551-018	R-3-18	0.15	2	SW	Y	Y	Y
009-274-032	R-3-18	0.15	2	SE	Y	Y	Y
038-172-030	R-3-15	0.15	2	SE	Y	Y	Y
010-252-004	CG	0.15	2	SW	Y	Y	Y
044-370-002	PD	0.15	2	SE	Y	Y	Y
180-680-013	PD-H	0.15	2	NE	Y	Y	Y
038-172-034	R-3-15	0.14	2	SE	Y	Y	Y
134-042-056	R-3-18	0.14	2	SW	Y	Y	Y
038-172-037	R-3-15	0.14	2	SE	Y	Y	Y
012-062-042	CG-SA	0.14	2	NW	Y	Y	Y
010-223-046	R-2	0.14	2	SE	Y	Y	Y
038-172-041	R-3-15	0.13	2	SE	Y	Y	Y
038-172-038	R-3-15	0.13	2	SE	Y	Y	Y
038-172-036	R-3-15	0.13	2	SE	Y	Y	Y
038-172-035	R-3-15	0.13	2	SE	Y	Y	Y
038-172-040	R-3-15	0.12	2	SE	Y	Y	Y
038-172-039	R-3-15	0.12	2	SE	Y	Y	Y
044-051-054	CSC	0.12	2	SE	Y	Y	Y
038-172-032	R-3-15	0.12	2	SE	Y	Y	Y
038-172-029	R-3-15	0.12	2	SE	Y	Y	Y
010-033-015	CN-H-SA	0.11	2	NE	Y	Y	Y
012-061-016	R-3-18-SA	0.11	2	NW	Y	Y	Y
010-033-016	CN-H-SA	0.11	2	NE	Y	Y	Y
038-172-031	R-3-15	0.11	2	SE	Y	Y	Y
010-102-002	R-3-18-SA	0.10	1	NW	Y	Y	Y
009-312-007	PD	0.08	1	SE	Y	Y	Y
041-250-009	PD	0.08	1	NW	Y	Y	Y
180-720-077	R-2-H	0.08	1	NE	Y	Y	Y
010-041-008	R-3-H-SA	0.08	1	NE	Y	Y	Y
010-102-010	R-3-18-SA	0.08	1	NW	Y	Y	Y
041-250-014	PD	0.08	1	NW	Y	Y	Y
009-253-037	PD-H	0.06	1	SE	Y	Y	Y
010-231-015	R-2	0.06	1	SE	Y	Y	Y
010-223-067	R-2	0.06	1	SE	Y	Y	Y
041-250-001	PD	0.06	1	NW	Y	Y	Y
041-250-011	PD	0.06	1	NW	Y	Y	Y



<i>APN</i>	<i>Zoning</i>	<i>Acres</i>	<i>Unit Capacity</i>	<i>Quad</i>	<i>Zoned</i>	<i>Served</i>	<i>Transit</i>
180-720-078	R-2-H	0.06	1	NE	Y	Y	Y
180-720-079	R-2-H	0.06	1	NE	Y	Y	Y
041-250-012	PD	0.05	1	NW	Y	Y	Y
041-250-010	PD	0.05	1	NW	Y	Y	Y
041-250-013	PD	0.05	1	NW	Y	Y	Y
180-720-080	R-2-H	0.04	1	NE	Y	Y	Y
010-223-020	R-2	0.02	1	SE	Y	Y	Y
<u>035-141-025</u>	<u>PD</u>	<u>4.47</u>	<u>65</u>	<u>SW</u>	<u>Y</u>	<u>N</u>	<u>Y</u>
<u>035-191-013</u>	<u>PD</u>	<u>3.58</u>	<u>52</u>	<u>SW</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>035-191-010</u>	<u>PD</u>	<u>1.17</u>	<u>17</u>	<u>SW</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<b>MDR Zoned Total:</b>		<b>161,170.22</b>	<b>2,349,483</b>				

**Table 4-49: Medium Density (not zoned)**

<i>APN</i>	<i>Zoning</i>	<i>Acres</i>	<i>Unit Capacity</i>	<i>Quad</i>	<i>Zoned</i>	<i>Served</i>	<i>Transit</i>
	R-1-6-SA/ R-3-18-SA						
125-041-022		9.69	141.46	SW	N	Y	Y
<del>035-141-025</del>	<del>PD</del>	<del>4.47</del>	<del>65.28</del>	<del>SW</del>	<del>Y</del>	<del>N</del>	<del>Y</del>
<del>035-191-013</del>	<del>PD</del>	<del>3.58</del>	<del>52.32</del>	<del>SW</del>	<del>Y</del>	<del>Y</del>	<del>Y</del>
035-104-001	R-1-6	1.81	26.41	SW	N	N	Y
044-041-082	RR-20	1.56	22.75	SE	N	Y	Y
036-061-064	RR-40	1.54	22.48	NW	N	Y	Y
031-260-008	RR-40	1.44	20.99	NE	N	Y	Y
037-101-003	PD	1.35	19.69	SW	N	Y	Y
<del>035-191-010</del>	<del>PD</del>	<del>1.17</del>	<del>17.13</del>	<del>SW</del>	<del>Y</del>	<del>Y</del>	<del>Y</del>
031-260-007	RR-40	0.98	14.27	NE	N	Y	Y
125-461-024	RR-40	0.96	14.06	SW	N	Y	Y
036-061-051	R-1-6	0.95	13.84	NW	N	Y	Y
148-130-044	RR-20	0.75	10.97	NW	N	Y	Y
125-521-006	RR-40	0.73	10.64	SW	N	N	Y
036-101-041	RR-20	0.69	10.10	NW	N	Y	Y
152-080-067	R-1-6	0.64	9.33	NW	N	Y	Y
044-041-045	RR-20	0.60	8.81	SE	N	Y	Y
038-172-010	PD	0.60	8.69	SE	N	Y	Y
134-290-006	RR-40	0.47	6.89	SW	N	Y	Y
037-101-038	PD	0.47	6.80	SW	N	Y	Y
125-551-013	R-1-15	0.46	6.77	SW	N	Y	Y
036-061-047	R-1-6	0.44	6.40	NW	N	Y	Y
036-061-052	R-1-6	0.44	6.37	NW	N	Y	Y
035-093-025	R-1-15	0.41	5.94	SW	N	Y	Y
037-101-044	PD	0.39	5.69	SW	N	Y	Y

<i>APN</i>	<i>Zoning</i>	<i>Acres</i>	<i>Unit Capacity</i>	<i>Quad</i>	<i>Zoned</i>	<i>Served</i>	<i>Transit</i>
037-101-009	PD	0.38	5.49	SW	N	Y	Y
032-300-001	R-1-6	0.37	5.45	NE	N	Y	Y
037-101-037	PD	0.37	5.35	SW	N	Y	Y
038-202-022	PD	0.36	5.19	SE	N	Y	Y
036-183-045	R-1-6	0.34	4.98	NW	N	Y	Y
182-510-002	RR-20	0.34	4.91	NE	N	Y	Y
038-202-008	PD	0.32	4.67	SE	N	Y	Y
134-290-004	RR-40	0.29	4.19	SW	N	Y	Y
036-101-018	RR-40	0.28	4.05	NW	N	Y	Y
031-140-071	R-1-6	0.22	3.19	NE	N	Y	Y
036-061-067	R-1-6	0.20	2.91	NW	N	Y	Y
031-140-072	R-1-6	0.13	1.83	NE	N	N	Y
<b>MDR Not Zoned Total:</b>		<b>4030.78</b>	<b>586451</b>				

**Page 149, Housing Accomplishments table (Appendix)**

The City has prepared annual reports throughout the planning period to monitor the development of housing for lower-income households. From 2007 to 2014, the City issued permits for 706 units designated for affordability to very low- and low-income residents. This figure includes both units that are deed-restricted for affordability to households within a certain income category, and unrestricted units that were determined to be affordable based on a review of rents and sales prices in comparison to affordability. Out of the 706 issued permits, 684 were completed and finalized. Among the 684 completed during this time period, 456 were deed-restricted for long-term affordability. The City continues to review development proposals to ensure new projects are designed in context with existing, surrounding neighborhoods.

**Throughout the document**

Revise the planning period time frame from “2014 to 2022” to “2015 to 2023” throughout the document.