



Location of 5 affordable units
201 Farmers Lane Project

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May 23, 2017

Susie Murray, City Planner
Santa Rosa Community Development Department
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

RE: PRJ16-018 Affordable Unit Zoning Code Section 20-31.090(F)

Dear Ms. Murray,

I am writing you on behalf of Barbara Hayes, applicant for the above-referenced application, in response to your email to me dated May 22, 2017 in which you requested information regarding the affordable units proposed for this project and compliance with Santa Rosa Zoning Code Section 26-31.090(F). The following is the applicant's response to the email and each of the listed Zoning Code requirements. I have listed each of the requirements in italicized type, followed by the response.

1. *Be constructed at the same time as the market units are constructed;*

Response: The project consists of 2 buildings: a 4 story building with 24 units and a 2 story building with 2 units. All of the affordable units will be located in the 4 story building on 3 floors and will be constructed at the same time as the market units in this building.

2. *Be reasonably dispersed throughout the development and/or phases if applicable;*

Response: The 4 story building contains 3 residential floors. Affordable units and market units will be constructed on each all three floors. Affordable units are proposed on both north and south sides of the building. Floor 2 will contain 3 affordable units and 5 market units. Floor 3 will contain 1 affordable unit and 7 market units. Floor 4 will contain 1 affordable unit and 7 market units.

3. *Be a similar unit type/size to the overall housing development; and*

Response: The affordable units are all located in the 4 story building and are 2 bedroom units ranging in size from 1069 sq to 1200 sq. ft. All are of the same size and have the same floor plans as market units.

4. *Be reasonably compatible with the design or use of the remaining units in terms of appearance, materials and quality finish.*

Response: Design, materials and quality finish of all units will be equal. Affordable units will be indistinguishable from market units.

I hope that the above discussion responsive to your requests, and that it is helpful to you. Please call me if you have any questions, or if you need any additional information.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "John D. Dwyer". The signature is written in a cursive style with large, flowing letters. The first name "John" is written with a large, prominent "J" and "n". The middle initial "D." is smaller and positioned between the first and last names. The last name "Dwyer" is written with a large "D" and a long, sweeping tail that extends to the right.