City of
Santa Rosa

Housing Element of the General Plan

2014-2022

Public Review Draft

March 5, 2014

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4 HOUSING

This element presents a summary of the demographic and housing characteristics of Santa Rosa, an overview of available resources and potential constraints to housing development, a review of housing accomplishments (housing programs implemented since the adoption of the last Housing Element), and housing goals and policies for the current planning period (2014 to 2022).

This Housing Element is primarily a technical update to the 2009 Housing Element, which was prepared ~~Development of this Housing Element occurred~~ as part of a focused update to the General Plan. This Housing Element is internally consistent with the rest of the plan, and any amendment proposed to the General Plan during the Housing Element period will be reviewed to ensure it does not compromise the plan's internal consistency. ~~Additionally, Housing Element policy proposes to rezone some higher density sites to ensure zoning consistency with the General Plan, a step toward implementing this element.~~

4-1 VISION

A diversity of housing options is available to Santa Rosans in 2035—a variety of housing sizes and types, such as single-family, townhomes, and multifamily units—in different parts of the city at varied prices. Adequate housing is available to very low- and low-income families as well as to those in need of group housing facilities, such as seniors and persons of extremely low income. Existing affordable units have been maintained below market rate, and construction of new affordable housing has occurred throughout the city.

Local and regional programs support the city's residents in locating, purchasing, and maintaining their homes. Santa Rosa's homeless population and others with special housing needs, including seniors, disabled persons, single parents, and farmworkers, are provided for within the local housing supply. Nonprofit housing developers work cooperatively with the City to find appropriate sites for affordable and special needs units in areas of the city that offer transportation alternatives, child care, shopping, and daily services.

4-2 HOUSING NEEDS ANALYSIS

This section evaluates existing and future housing needs in Santa Rosa, including special housing needs that exist for segments of the city's population. The purpose of this assessment is to evaluate demographic and housing trends to provide general direction and focus for future housing initiatives.

POPULATION

The City of Santa Rosa experienced population growth from 2000 to 2010. As illustrated in Table 4-1, the city's population grew from 147,595 in 2000 to 167,815 in 2010, an increase of approximately 14 percent. This represents an annual average growth rate of approximately 1 percent over the decade. By comparison, the City of Petaluma, the Town of Windsor, and Sonoma County grew 6, 18, and 6 percent, respectively, between 2000 and 2010, according to the US Census. The population of the nearby City of Rohnert Park decreased approximately 3 percent for the same period. The California Department of Finance estimated Santa Rosa's 2013 population at 170,093.

The Association of Bay Area Governments (ABAG) projects that the Santa Rosa population will continue to grow through 2040, although at a slower pace than in previous decades, as shown in Table 4-2. The ABAG projections, prepared in 2013, call for population increases of 10 percent for the next three decades, bringing the city's population to 221,800 by 2040.

Table 4-1: Population Characteristics

	2000		*2010*		*Percentage Change*
	Number	*Percentage*	*Number*	*Percentage*	
Total Population	147,595		167,815		14%
Male	72,078	49%	81,846	49%	14%
Female	75,517	51%	85,969	51%	14%
Age					
Under 5	9,606	6%	11,432	7%	19%
5 to 9	10,072	7%	10,817	6%	7%
10 to 14	9,969	7%	10,460	6%	5%
15 to 19	10,139	7%	11,835	7%	17%
20 to 24	10,046	7%	10,655	6%	6%
25 to 34	21,096	14%	25,093	15%	19%
35 to 44	23,216	16%	21,512	13%	-7%
45 to 54	21,286	14%	23,126	14%	9%
55 to 64	11,589	8%	20,205	12%	74%
65 to 74	8,745	6%	10,683	6%	22%
75 to 84	8,434	6%	7,343	4%	-13%
85 and older	3,397	2%	4,654	3%	37%

Source: 2000 and 2010 US Census (ABAG Housing Element Data Profiles and Projections 2013)

Table 4-2: Population Trends and Projections

Year	*Population*	*Percentage Increase*	*Average Annual Percentage Increase*
1960	31,027	–	–
1970	50,006	61%	6%
1980	82,658	65%	7%
1990	113,313	37%	4%
2000	147,595	30%	3%
2010	167,815	14%	1%
2020*	184,100	10%	1%
2030*	201,800	10%	1%
2040*	221,800	10%	1%

Sources: 1960–2010 US Census (from the California Department of Finance); ABAG 2013 Projections

** ABAG projection*

As shown in Table 4-1, the age makeup of the Santa Rosa population generally remained stable from 2000 to 2010. The median age increased slightly from 36.2 to 36.7. The median age in Sonoma County increased from 37.5 to 39.9 for the same period. Approximately 54 percent of Santa Rosans were between the ages of 25 and 64 in 2010, an increase from 52 percent in 2000. Children and youth up to 24 years of age constituted 33 percent of Santa Rosa's population, while seniors age 65 and greater made up 14 percent of the population.

The racial diversity of Santa Rosa's population is representative of the wider Sonoma County population. According to the 2010 Census, 71 percent of Santa Rosans were White, 5 percent were Asian or Pacific Islander, 5 percent were two or more races, 2 percent were Black or African American, and 2 percent were American Indian or Alaska Native. Additionally, 29 percent of Santa Rosa's population was Hispanic or Latino.

Households

Table 4-3 illustrates household growth trends and projections from 2000 to 2040. The number of households increased approximately 13 percent from 2000 to 2010 and is expected to grow steadily by just under 10 percent per decade through 2040. The average household size increased during the decade from 2.56 to 2.59 persons per household. ABAG projects a continued increase in household size through 2040, when the average is expected to be 2.69 persons per household. The increase may be attributed to an increase in the number of children or additional multigenerational households.

Table 4-3: Household Trends

	Total Households		Household Population		
Year	*Number*	*Percentage Change*	*Number*	*Percentage Change*	*Average Household Size*
2000	56,036	–	143,789	–	2.56
2010	63,591	13%	164,406	14%	2.59
2020*	69,230	9%	180,300	10%	2.6
2030*	74,880	8%	197,400	9%	2.64
2040*	80,580	8%	216,600	10%	2.69

Source: 2000 US Census; ABAG Housing Element Data Profiles and Projections 2013

** ABAG projection*

According to the 2007–2011 American Community Survey (ACS), the largest percentage of households in Santa Rosa were families, approximately 62 percent. Among family households, a little over half were families with children. For purposes of the US Census and ACS, a family is defined as a group of two or more people related by birth, marriage, or adoption residing together. As shown in Table 4-4, approximately 29 percent of households were single persons who lived alone and the remaining 9 percent were multi-person non-family households.

Table 4-4: Household Types in Santa Rosa, 2011

Household Type	*Number of Households*	*Percentage*
Single Person (living alone)	17,943	29%
Family	38,550	62%
No children	*17,965*	*47%*
With children	*20,585*	*53%*
Multi-Person, Non-Family	5,597	9%
Total Households	**62,090**	**100%**

Source: 2007–2011 ACS (ABAG Housing Element Data Profiles)

Note: Because the survey sample size is different in the ACS and US Census, the number of total households varies from table to table in this analysis.

Table 4-5 shows the rate of homeownership in Santa Rosa (referred to as housing tenure). According to the 2010 Census, approximately 54 percent of households were homeowners, while 46 percent rented their homes. While the number of homeowner households increased from 2000 to 2010, the percentage of Santa Rosa households that own their home decreased from 59 to 54 percent. The number of renter households increased to a greater rate, approximately 25 percent. This increase in renter households has contributed to low rental vacancy rates and increased rental prices in the city. Refer to the Income and Housing Costs subsection for further discussion and analysis regarding rental availability and affordability in Santa Rosa.

Table 4-5: Household Tenure in Santa Rosa, 2000 and 2010

	2000		2010		Percentage Change
	Number	Percentage	Number	Percentage	
Households	56,036		63,590		13%
Owner Occupied	32,798	59%	34,427	54%	5%
Renter Occupied	23,238	41%	29,163	46%	25%

Source: 2000 and 2010 US Census

EMPLOYMENT

ABAG estimated that Santa Rosa had 75,460 jobs in 2010. The city continues to be the employment center for Sonoma County and ranks first among all North Bay cities in the total number of jobs. As the seat of Sonoma County government and a center of commerce, Santa Rosa will continue to be the hub of medical, government, banking, and other services for the county.

Table 4-6 illustrates the employed residents by industry in Santa Rosa according to the 2000 Census and 2007–2011 ACS (this information was not collected in the 2010 Census). While some changes from 2000 to 2011 may be attributable to the change in data sources (the ACS has a high margin of error), data shows growth in several industries including agriculture, forestry, fishing and hunting, and arts, entertainment, recreation, accommodation, and food services. There were reductions in the number of Santa Rosa residents employed in the transportation and warehousing and utilities industry and the manufacturing industry. Major employers in Santa Rosa include Agilent Technologies, Amy's Kitchen, the City of Santa Rosa, the County of Sonoma, Kaiser Permanente, Medtronic Cardiovascular, Santa Rosa City Schools, Santa Rosa Junior College, St. Joseph Health System, and Sutter Medical Center (according to the North Bay Business Journal Book of Lists 2009 via the City of Santa Rosa Economic Profile).

Table 4-6: Employed Residents by Industry, 2000 and 2011

	2000		2011*		Percentage Change
Industry	Number	Percentage	Number	Percentage	
Agriculture, forestry, fishing and hunting	790	1%	1,478	2%	87%
Construction	5,099	7%	5,493	7%	8%
Manufacturing	10,402	14%	8,398	11%	-19%
Wholesale trade	2,339	3%	2,186	3%	-7%
Retail trade	8,955	12%	10,970	14%	23%
Transportation and warehousing, and utilities	2,904	4%	2,132	3%	-27%
Information	1,788	2%	1,626	2%	-9%
Finance, insurance, real estate, and rental and leasing	5,881	8%	5,102	7%	-13%
Professional, scientific, management, administrative, and waste management services	7,685	11%	8,740	11%	14%
Education, health, and social services	13,922	19%	16,148	21%	16%
Arts, entertainment, recreation, accommodation, and food services	5,850	8%	7,609	10%	30%
Other services (except public administration)	4,123	6%	4,819	6%	17%

Industry	2000 Number	2000 Percentage	2011* Number	2011* Percentage	Percentage Change
Public administration	2,775	4%	3,202	4%	15%
Total	**72,513**	**100%**	**77,903**	**100%**	**7%**

Sources: 2000 US Census; 2007–2011 American Community Survey (ABAG Housing Element Data Profiles 2013)

** ACS data has a high margin of error but is the only source available for this data as the 2010 Census did not include a long form.*

Employment trends indicate a need for a range of housing types to support Santa Rosa residents who are employed in a wide range of industries. A particular need for moderate- and lower-income housing units exists to support workers in retail and manufacturing trades since these jobs often do not provide the income needed to acquire safe and adequate housing.

Table 4-7 shows job and employment projections for Santa Rosa through 2040. Projections indicate that Santa Rosa will add 28,480 jobs between 2010 and 2040. This is a significant increase given that economic growth has been tempered over the last few years by the nationwide economic downturn that began in 2007.

Table 4-7: Employment Trends

Year	Jobs Number	Jobs Percentage Change	Employed Residents Number	Employed Residents Percentage Change
2010	75,460	–	71,890	–
2020*	89,480	19%	85,360	19%
2030*	95,410	7%	90,180	6%
2040*	103,940	9%	97,170	8%

Source: ABAG Housing Element Data Profiles and Projections 2013

** ABAG projection*

Jobs/Employed Residents Ratio

The jobs/employed residents ratio compares the number of jobs available in the city to the total number of employed residents. As shown in Table 4-7, Santa Rosa has more jobs than employed residents and experiences net in-commuting. Projections indicate that this will not change over the next three decades. Santa Rosa's jobs/employed residents ratio is projected to be 1.07 in 2040.

INCOME AND HOUSING COSTS

According to the 2007–2011 ACS, the median household income in Santa Rosa was $60,850. While this is a numeric increase from the 2000 median of $50,931 (US Census), when the 2000 median is adjusted to 2011 dollars to account for inflation, resulting in an adjusted median of $68,757, the median was actually less in 2011 than in 2000.

Table 4-8 shows the number and percentage of Santa Rosa households by annual income. Please note that 2000 figures in this table have not been adjusted to account for inflation. In both 2000 and 2011, approximately 29 percent of households had an annual income of $75,000 or more. The percentage of households earning $100,000 or more increased from 16 percent to 25 percent.

The percentage of households earning less than $50,000 decreased from approximately 48 percent in 2000 to 41 percent in 2011.

In 2000, the poverty rate in Santa Rosa was approximately 9 percent. The poverty rate increased to 13 percent in 2011. The poverty rate in Santa Rosa is slightly higher than that of Sonoma County as a whole, which had poverty rates of approximately 8 percent in 2000 and 11 percent in 2011.

Table 4-8: Household Income Trends in Santa Rosa, 2000 to 2011

	2000		*2011*	
Annual Income	***Number of Households***	***Percentage***	***Number of Households***	***Percentage***
Less than $24,999	11,418	20%	12,059	19%
$25,000 to $49,999	15,943	28%	13,539	22%
$50,000 to $74,999	12,478	22%	12,155	20%
$75,000 to $99,999	7,390	13%	8,584	14%
$100,000 or more	8,837	16%	15,753	25%
Total	**56,066**	**100%**	**62,090**	**100%**

Sources: 2000 US Census; 2007–2011 American Community Survey (ABAG Data Profiles for Housing Elements)

Note: Numbers have not been adjusted to account for inflation.

Housing Affordability

Household incomes have not kept pace with the escalating costs of housing. Federal regulations and guidelines define the maximum annual amount that each household can feasibly spend on housing costs (e.g., mortgage, rent, utilities) as 30 percent of gross household annual income.

The income categories, as defined by the California Department of Housing and Community Development for a four-person household pursuant to the Health and Safety Code, are as follows:

- Extremely low – households with income less than 30 percent of the county's area median income
- Very low – households with income between 30 and 50 percent of the county's area median income
- Low – households with income between 51 and 80 percent of the county's area median income
- Moderate – households with income between 81 and 120 percent of the county's area median income
- Above moderate – households with income above 120 percent of the county's area median income

Table 4-9 provides an estimate of the number and percentage of Santa Rosa households according to these income categories. Note that data is not provided specifically for the extremely low-income category in this set. For analysis of households in this income category, please see the Extremely Low-Income Households subsection below. In this analysis, households at the extremely low-income level are included in the very low-income figures. Among all households, approximately 25 percent were considered very low income, 18 percent low income, 20 percent moderate income, and 37 percent above moderate income. The difference between the percentage of households in the various income categories is most pronounced in the very low-income and above moderate-income categories. Significantly more renters have incomes that are considered very low, and significantly more homeowner households have incomes in the above moderate category.

Table 4-9: Households by Income Category and Tenure, 2010

	Renter		*Homeowner*		*Total*	
Income Category	*Number of Households*	*Percentage*	*Number of Households*	*Percentage*	*Number of Households*	*Percentage*
Very Low	10,685	39%	5,105	15%	15,790	25%
Low	6,050	22%	5,360	15%	11,410	18%
Moderate	5,640	21%	6,855	19%	12,495	20%
Above Moderate	5,025	18%	17,845	51%	22,870	37%
Total	**27,400**	**100%**	**35,165**	**100%**	**62,565**	**100%**

Source: Comprehensive Housing Affordability Strategy (CHAS) based on 2006–2010 ACS (ABAG Data Profiles for Housing Elements)

Using the affordability benchmark of spending no more than 30 percent of household income on housing costs, Table 4-10 shows the maximum affordable monthly rent and maximum home purchase price by income category for Sonoma County. According to the California Department of Housing and Community Development (HCD), the median household income in Sonoma County for a family of four was $82,600 in 2013. The maximum affordable monthly rent for a moderate-income household is $2,065. Low-income households, earning between $41,301 and $65,000 annually, can afford to spend up to $1,625 per month for housing.

Table 4-10: Maximum Affordable Housing Costs by Income Category, 2013

Income Category	*Percentage of Median*	*Maximum Rent*	*Maximum Sales Price*
Extremely Low	<30%	$620	$79,566
Very Low	30–50%	$1,033	$132,659
Low	51–80%	$1,625	$215,505
Moderate	81–120%	$2,065	$345,276

Sources: HCD Income Limits, 2013; Zillow.com affordability calculator

Notes: Sales prices assume 5.5% interest, a 30-year loan, 30% of monthly income spent for housing (including private mortgage insurance and taxes), and a down payment of $5,000 for extremely low- and very low-income households, $10,000 for low-income households, and $20,000 for moderate-income households. Annual income is based on 2013 Sonoma County median income of $82,600 according to the California Department of Housing and Community Development.

Extremely Low-Income Households

According to HUD's Comprehensive Housing Affordability Strategy (CHAS), in 2010 there were 8,185 households in Santa Rosa which were of extremely low incomes (those earning less than 30 percent of the area median income). Extremely low-income households represented 13 percent of all Santa Rosa households.

Table 4-11: Extremely Low-Income Households, 2010

	Renter		*Owner*		*Total*	
	Number of Households	*Percentage of Total Households*	*Number of Households*	*Percentage of Total Households*	*Number of Households*	*Percentage of Total Households*
Extremely Low-Income Households	6,025	10%	2,160	3%	8,185	13%
With housing cost burden (paying 30–50% of income)	325	1%	175	<1%	500	1%
With severe housing cost burden (>50% of income)	4,310	7%	1500	2%	5,810	9%
Total Households (all income categories)	**27,385**	**44%**	**35,175**	**56%**	**62,560**	**100%**

Source: CHAS based on 2006–2010 ACS (ABAG Data Profiles for Housing Elements)

Table 4-11 illustrates these households by tenure. The majority, approximately 74 percent of extremely-low income households, were renters. Extremely low-income renter households represented approximately 10 percent of the total household population, and extremely low-income homeowner households made up approximately 3 percent of all Santa Rosa households.

Extremely low-income households often have a variety of housing issues and needs. For example, most families and individuals receiving public assistance, such as social security insurance or disability insurance, are considered extremely low-income households. Many minimum wage workers would also be considered extremely low-income households. As shown in Table 4-11, many extremely low-income households pay a large percentage of their income toward housing costs. Approximately 77 percent of extremely low-income households overpaid for housing (paying more than 30 percent of their total income toward housing costs) and approximately 71 percent severely overpaid (paying more than 50 percent of their total income toward housing costs).

The City has a single-room occupancy ordinance, the implementation of which would provide housing opportunities for residents with extremely low incomes. The Zoning Code also includes provisions for boardinghouses, an option for lower-income households. Transitional or supportive housing with services can assist extremely low-income residents with special needs.

The City has made significant efforts in addressing the need for housing for residents with extremely low incomes in supported new developments, having helped subsidize the development of approximately 131 units from 2007 to 2012. Policies H-C-8 and H-C-12 commit the City to continuing to support and fund the development of units affordable to extremely low-

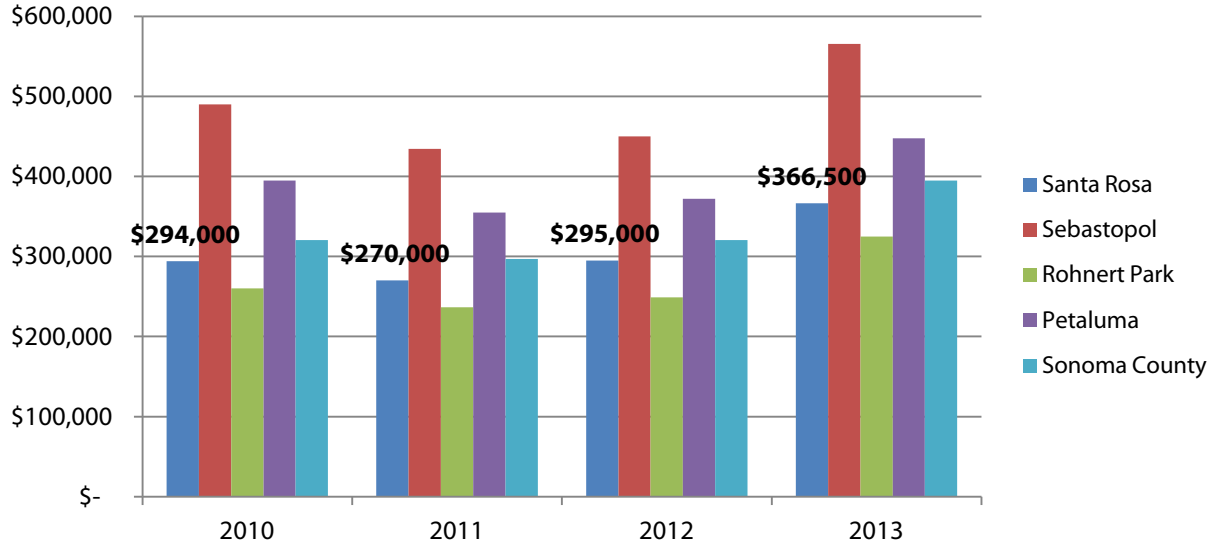
income households. In addition, the City will continue to encourage single-room occupancy housing and other special housing arrangements (Policy H-D-5) and fund and support emergency shelter and homeless support services (Policies H-D-8, H-D-9, and H-D10).

Housing Costs

According to DataQuick (www.DQNews.com), the median home sales price in Santa Rosa was $366,500 in 2013. As shown in Chart 4-1, median home prices in Santa Rosa followed countywide trends, decreasing from 2010 to 2011, increasing from 2011 to 2012, and rising dramatically from 2012 to 2013. The Santa Rosa median sales price increased approximately 24 percent from 2012 to 2013. The countywide median increased approximately 23 percent for the same period, and the cities of Sebastopol, Rohnert Park, and Petaluma saw increases of 26, 31, and 20 percent, respectively. The rise in sales prices is a result of growing demand based on consumer confidence and the improving economy, historically low interest rates, a low vacancy rate, and a limited supply of new housing on the market. While there has been an uptick in building permit activity in the city, market conditions in the short term may continue to result in increasing sales prices.

The median sales price in Santa Rosa varied greatly by area (reported by zip code), with 2013 medians ranging from $290,000 in southwest Santa Rosa (95407) to $440,000 in the northeast area of the city (95404). Based on the 2013 median income, only households in the above moderate-income category, making more than $99,100 annually, could afford a home at the citywide median price in Santa Rosa (assuming no more than 30 percent of monthly income is spent on housing). Additional income is needed for homeowner costs such as utilities and maintenance. A moderate-income household could afford a median-priced home in some areas of the city; however, securing a down payment may be difficult. Financing may also be difficult given the tightening of the lending market with the economic downturn which began in 2007.

Chart 4-1: Median Home Sales Prices, 2010 to 2013



Source: DataQuick, www.DQNews.com

According to the fall 2013 Sonoma County Rental Survey conducted by Cassidy Turley North Bay, Santa Rosa offers a wide range of rental opportunities and prices. Studio apartments average $803 per month, one-bedroom units average $1,038 per month, two-bedroom one-bath units average $1,200 per month, two-bedroom two-bath units average $1,682 per month, and three-bedroom two-bath units average $1,795 per month. A review of rental advertisements on Craigslist in October 2013 found one-bedroom units ranging from $875 to $2,012 per month, two-bedroom units ranging from $975 to $2,700 per month, and three-bedroom units ranging from $1,350 to $3,800 per month. Santa Rosa's rental rates are generally consistent with or lower than comparable rental units located in other communities in Sonoma County.

Based on these rents, some affordable options may be available for very low- and low-income renters, and the rental market is generally affordable for households earning moderate incomes. However, lower-income families may be limited to smaller units that result in overcrowded living conditions.

At public outreach events, in direct correspondence with the City, and through an online survey (refer to the Public Participation section for more information on the survey), members of the Santa Rosa community cited difficulties in finding affordable housing in the current market, particularly rental housing. They expressed concerns that working families are being forced out of the city. Organizations that assist persons with special needs are unable to locate affordable rental opportunities for their clients in this market. As described in the constraints analysis, the City is offering deferred payment of development fees in an attempt to spark new housing starts. Additionally, the City has committed to Policies H-A-1 and H-A-2 to ensure that adequate sites are available for housing at a wide range of densities.

Overpayment

Overpayment is defined as paying more than 30 percent of monthly household income for housing costs. Severe overpayment is defined as paying more than 50 percent of monthly household income for housing costs. CHAS (based on 2006–2010 ACS data) estimated that 28,140 Santa Rosa households, or 45 percent of all households, overpaid for housing. The percentage of overpaying households was split almost equally between homeowners (51 percent of overpaying households) and renters (49 percent).

Table 4-12 illustrates households paying 30 to 50 percent and more than 50 percent of monthly household income for housing. Lower-income renter households pay a greater percentage of monthly income for housing, while higher-income owner-occupied households are more cost burdened than lower-income owner-occupied households. Among renters, the percentage of households overpaying for housing generally increases as household incomes decrease. Approximately 88 percent of renter households overpaying for housing had incomes in the very low- and low-income categories. Among owner-occupied households, more moderate- and above moderate-income households overpaid for housing, approximately 55 percent. However, a larger share of owner-occupied households that severely overpaid for housing were very low- and low-income households.

Table 4-12: Overpayment for Housing Costs, 2010

	Owners				*Renters*			
	Paying 30–50%		*Paying 50% or More*		*Paying 30–50%*		*Paying 50% or More*	
Income Category	*Number of Households*	*%*	*Number of Households*	*%*	*Number of Households*	*%*	*Number of Households*	*%*
Very Low	970	12%	2,475	40%	2,220	33%	6,425	90%
Low	1,165	14%	1,780	29%	3,170	47%	465	7%
Moderate	2,075	26%	1,280	21%	1,295	19%	170	2%
Above Moderate	3,850	48%	645	10%	95	1%	60	1%
Total	**8,060**	**100%**	**6,180**	**100%**	**6,780**	**100%**	**7,120**	**100%**

Source: CHAS based on 2006–2010 ACS (ABAG Data Profile for Housing Elements)

LOCAL HOUSING SUPPLY

Santa Rosa's housing supply increased by approximately 18 percent (more than 10,000 units) from 2000 to 2013, according to the US Census and the California Department of Finance. As discussed in the households analysis and shown in Table 4-5, the percentage of owner-occupied units decreased over the decade, from 59 percent in 2000 to 54 percent in 2010. Santa Rosa's overall housing vacancy rate was 5.6 percent in 2013, according to the California Department of Finance.

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.

Policy H-B-1 directs the City to continue efforts to improve living conditions and quality of life in deteriorating neighborhoods though 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.

Unit Type

Table 4-13 shows the distribution of housing units by type of structure in Santa Rosa in 2000 and 2013. In both 2000 and 2013, a majority of all housing units were single-family detached structures (approximately 69 percent). Single-family attached structures constituted 9 percent of the housing stock. As of 2013, multifamily structures (two or more units per structure) made up 27 percent of Santa Rosa's housing units. Approximately 4 percent of the housing units in Santa Rosa were mobile homes, RVs, or other housing types.

Table 4-13: Housing Units by Type, 2000 and 2013

	2000		*2013*		
Unit Size/Type	*Number of Units*	*Percentage*	*Number of Units*	*Percentage*	*Percentage Change*
Single-Family	39,731	69%	46,623	69%	17%
Detached	*34,120*	*59%*	*40,712*	*60%*	*19%*
Attached (townhome)	*5,611*	*10%*	*5,911*	*9%*	*5%*
2–4 Units	4,728	8%	6,028	9%	27%
5+ Units	10,389	18%	12,378	18%	19%
Other (Mobile Home, RV, etc.)	2,666	5%	2,877	4%	8%
Total	**57,514**	**100%**	**67,906**	**100%**	**18%**

Sources: 2000 US Census; California Department of Finance E-5 Report 2011–2013 with 2010 Census Benchmark

Overcrowding

Overcrowding reflects the inability of families to afford homes that are large enough to accommodate the size of their household. Overcrowding is defined as more than one person per room, while severe overcrowding is defined as more than 1.5 persons per room. According to the 2006–2010 American Community Survey, approximately 4 percent of Santa Rosa housing units were overcrowded. As shown in Table 4-14, while the number of overcrowded units increased from 2000 to 2010, the percentage of the housing stock remained steady. Approximately 1 percent of housing units were severely overcrowded, down from an estimated 4 percent in 2000. Overcrowding is most common among renter households. Approximately 78 percent of households in overcrowded units were renters and 76 percent of households in severely overcrowded households were renters.

Table 4-14: Overcrowding in Santa Rosa, 2000 and 2010

	2000		*2010*	
Tenure/Condition	*Number of Units*	*Percentage*	*Number of Units*	*Percentage*
Overcrowded	1,965	4%	2,545	4%
Owner occupied	*749*	*38%*	*555*	*22%*
Renter occupied	*1,216*	*62%*	*1,990*	*78%*
Severely Overcrowded	2,468	4%	880	1%
Owner occupied	*570*	*23%*	*210*	*24%*
Renter occupied	*1,898*	*77%*	*670*	*76%*
Total Occupied Units	**56,063**	**–**	**62,825**	–

Sources: 2000 US Census; CHAS based on 2006–2010 ACS (ABAG Data Profiles for Housing Elements)

The City recognizes that lower-income large families need rentals with a greater number of bedrooms. The City assisted with the development of 126 affordable units with three or more bedrooms in four affordable family projects during the 2007 to 2014 planning period.

Vacancy Rates

The 2010 US Census estimated that approximately 6 percent of Santa Rosa housing units were vacant in 2010. Of these vacant units, many were for rent or for sale (60 percent), used as a vacation or seasonal home (11 percent), or classified as “other vacant” (21 percent).

Table 4-15: Vacancy Rates, 2010

	Number of Units	*Percentage*
Total Units	**67,396**	
Occupied	63,590	94%
Vacant	3,806	6%
Vacancy Status		
For rent	1,555	41%
For sale	716	19%
Rented or sold, not occupied	321	8%
For seasonal use	412	11%
For migrant workers	0	0%
Other vacant	802	21%
Total	**3,806**	**100%**

Source: 2010 US Census

January 2013 data from the California Department of Finance showed Santa Rosa's vacancy rate at 5.6 percent for all unit types. According to Cassidy Turley North Bay's Sonoma County Apartment Market Rent Survey, Santa Rosa's multifamily vacancy rate was 1.3 percent in fall 2013. A lower vacancy rate indicates high demand with a limited supply and can result in increased rent and sales prices.

SPECIAL NEEDS GROUPS

To provide adequate housing for all people, the City must consider the housing needs of disabled persons, developmentally disabled persons, female-headed households, large families, elderly persons, the homeless, and farmworkers. The shelter requirements for these special needs groups may point to the need for accessible, larger or smaller, secure, and/or affordable housing. High housing costs and low vacancy rates (as described in the Housing Costs subsection) are especially problematic for those with special needs. Members of the Santa Rosa community, including housing and service providers, cited numerous examples in which persons with unusual or special circumstances were passed over by landlords and property managers in applying for rental housing in favor of those with more traditional income sources, credit histories, and references/rental histories.

Persons with Disabilities

Disabilities vary in type and severity and can have a significant impact on a household's housing needs and ability to pay for appropriate housing. Persons with disabilities may have difficulty caring for themselves, going outside the home, or working. Disabilities can be permanent, such as blindness, or may be temporary due to injury or illness.

The ACS surveys the following disability types (definitions from ACS):

- Hearing – deaf or having serious difficulty hearing

- Vision – blind or having serious difficulty seeing, even when wearing glasses
- Cognitive – because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions
- Ambulatory – having serious difficulty walking or climbing stairs
- Self-care – having difficulty bathing or dressing
- Independent living – because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping

Table 4-16 outlines the number of Santa Rosa residents with these specific disabilities. As shown in the table, approximately 5 percent of the Santa Rosa population had an ambulatory difficulty, 4 percent of residents had a cognitive difficulty, and 4 percent had an independent living difficulty.

Table 4-16: Persons with Disabilities by Age Group, 2012

Type of Difficulty	*Under 18 Years of Age*	*Age 18 to 64*	*Age 65 and Older*	*Total*	*Percentage of Total Population**
Hearing	342	2,060	3,253	5,655	3%
Vision	444	1,844	1,217	3,505	2%
Cognitive	717	4,591	2,056	7,364	4%
Ambulatory	135	4,421	4,423	8,979	5%
Self-care	165	1,757	1,988	3,910	2%
Independent living	n/a	3,512	3,495	7,007	4%

Source: 2012 American Community Survey (5-year estimate)

** The 2012 ACS estimates the total population at 168,850.*

Many disabled persons in Santa Rosa live in community care facilities or group homes, occupied by a small number of residents who live together and receive care from a live-in caretaker. Group homes are designed to accommodate a particular group such as the elderly, mentally ill, physically disabled persons, or alcohol- or drug-addicted persons. Room and board may include assistance with the activities of daily living, nursing services, and/or counseling, depending on the general nature of the residence.

Policies H-D-1 through H-D-4 describe efforts the City will take to address the housing needs of persons and households with disabilities. The City will continue to provide funding and support for developments and services that serve disabled households (Policy H-D-1), evaluate issues of "visitability" (Policy H-D-3), and consider the incorporation of universal design features in residential design (Policy H-D-4).

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires that the City include an analysis of the special housing needs of persons with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains age 18 years, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The North Bay Regional Center (NBRC) is one of 21 regional centers in California that provide a point of entry to services for people with developmental disabilities. The NBRC has a field office in Santa Rosa, which provides services to all of Sonoma County. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

According to the NBRC, in 2013, the Santa Rosa field office served 1,685 developmentally disabled residents in the City of Santa Rosa. Table 4-17 provides an estimate of the number of developmentally disabled residents by age and zip code in Santa Rosa (includes only those served by the NBRC). Approximately 52 percent of NBRC clients are aged 22 years or younger.

Table 4-17: Persons with Developmental Disabilities by Age Group and Zip Code

Zip Code	*14 Years and Younger*	*15 to 22 Years*	*23 to 54 Years*	*55 to 65 Years*	*65 Years and Older*
95401	118	53	115	24	17
95403	118	65	155	38	22
95404	97	47	98	22	17
95405	59	20	62	29	15
95407	152	67	134	35	14
95409	49	24	0	10	9
Total	**593**	**276**	**564**	**158**	**94**

Source: North Bay Regional Center, January 2014

A variety of housing types are appropriate for people living with a developmental disability: rent-subsidized homes, supportive homes, Section 8 vouchers, homes purchased through assistance programs, HUD housing, and community care facilities. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Special consideration should be given to the affordability of housing, as people with disabilities may be living on a fixed income. Incorporating barrier-free design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents.

To improve access to housing for those with developmental disabilities, this Housing Element includes Policies H-D-3 and H-D-4, which direct the City to evaluate and address issues of "visitability" and universal design in residential building design. As stated in Policies H-C-4 and H-D-1, the City will support and fund (when funds are available) services and developments targeted for developmentally disabled persons and households.

While the NBRC and its service partners typically promote and work toward a scattered-site housing model in which persons with developmental disabilities reside in housing units that are incorporated into the community, group facilities remain an option for some clients with more severe medical needs. Sonoma County is home to the Sonoma Developmental Center, one of four remaining large group care facilities in California. The center is home to over 400 persons with developmental disabilities.

While plans and a specific time frame have not yet been finalized, the State is slated to close the Sonoma Developmental Center. The closure will result in a need for new housing sites for center residents. Policy H-D-13 directs the City to monitor the potential closing of the Sonoma Developmental Center and work with the NBRC, relevant agencies, other local jurisdictions, and housing and service providers to provide support and assistance, as appropriate.

Female-Headed Households

According to the 2010 US Census, approximately 20 percent of Santa Rosa families were headed by female householders, up slightly from 18 percent in 2000. Table 4-18 illustrates that the percentage of female-headed households with children has remained relatively stable since 2000. Female-headed households are considered a special needs group because of the higher incidence of poverty in these households compared with that in all families.

This is evidenced by the large percentage of female-headed households in poverty in Santa Rosa. According to the 2007–2011 ACS, approximately 23 percent of female-headed households were below the poverty level and 26 percent of female-headed households with children under 18 were living below the poverty level.

Homeownership is unlikely for most female-headed households, especially those in poverty. Female-headed households are likely to seek housing affordable to lower-income households, particularly affordable rental units. Access to transit, schools, child care, parks, and daily services is important for these families. At public outreach events, representatives of local service organizations noted that young single mothers and young women coming out of the foster system experience particular difficulties in finding appropriate and affordable housing in the city.

To support housing opportunities for these households, the City will encourage the provision of affordable housing for former foster youth and young mothers (Policy H-D-12), continue existing programs for persons with special needs, including single-parent households (Policy H-D-1), encourage new affordable housing developments to include amenities such as day care and after-school care (Policy H-C-15), and promote higher-density development in sites located near transit and services (Policy H-C-6).

Table 4-18: Female-Headed Families, 2000 and 2010

	2000		*2010*		*Change*	
	Number	*Percentage*	*Number*	*Percentage*	*Number*	*Percentage*
Total Families	35,117	–	39,231	–	4,114	12%
Female-headed families	6,189	18%	7,663	20%	1,474	24%
With children under 18	4,200	12%	4,950	13%	750	18%
No children under 18	1,989	6%	2,713	7%	724	36%

Source: 2000 and 2010 US Census (ABAG Data Packet for Housing Elements)

Large Families

Large family households, or those with five or more persons, made up 11 percent of all Santa Rosa families in 2012. Of these households, 44 percent lived in owner-occupied units, while 56 percent lived in renter-occupied units. By comparison, 55 percent of smaller households owned their homes. Table 4-19 provides more detail and offers a comparison to 2000. According to the 2012 American Community Survey, 4 percent of households were large and were considered extremely low, very low, or low income.

Finding rental housing with a higher than average number of bedrooms is a typical problem for large families, particularly those with lower income levels. In Santa Rosa, fewer than 4 percent of rental units had four or more bedrooms. Census data does not differentiate whether these units are multifamily or single-family units. Approximately 23 percent of owner-occupied units had four or more bedrooms. While there are more large units available than large households, not all large households live in such units. Larger units are more expensive to buy or rent; therefore, some larger family households, particularly those of lower incomes, live in overcrowded housing situations. To address this issue, Policy H-C-13 directs the City to encourage the development of units with three or more bedrooms in affordable housing projects.

Table 4-19: Large Households by Tenure, 2000 and 2012

	Households of 4 or Fewer		*Households of 5 or More*	
	Number	*Percentage*	*Number*	*Percentage*
2000				
Total Households	50,063	89%	5,973	11%
Owner occupied	29,646	59%	3,152	53%
Renter occupied	20,417	41%	2,821	47%
2012				
Total Households	56,166	89%	6,659	11%
Owner occupied	30,669	55%	2,907	44%
Renter occupied	25,497	45%	3,752	56%

Sources: 2000 US Census; 2012 American Community Survey

Elderly

According to the 2010 US Census, 14 percent of Santa Rosa's population was age 65 or older, which is unchanged from the percentage in 2000. Seniors often live on a limited fixed income and suffer disproportionately from poverty. Seniors may also have special needs relating to accessibility.

As shown in Table 4-20, the 2012 American Community Survey estimated that approximately 23 percent of all households in Santa Rosa were headed by a senior. Seventy-three percent of these senior households owned homes and 27 percent rented. In comparison, a much greater proportion of non-senior households rented their homes. However, low-income, fixed-income seniors are severely affected by the shortage of affordable rentals, both subsidized and open

market; by the number of low-income rental units at risk of converting to market rate; and by steep increases in mobile home lot rents.

In 2010, there were 9,040 households with one or more persons over the age of 62 considered to be extremely low, very low, or low income. These senior households constituted 32 percent of all households considered to be extremely low income in Santa Rosa, typically due to limited or negative incomes.

Table 4-20: Elderly Households by Tenure

	Householder 15–64 Years		*Householder 65+*	
	Number	*Percentage*	*Number*	*Percentage*
2000				
Total Households	42,720	76%	13,320	24%
Owner occupied	22,920	54%	9,880	74%
Renter occupied	19,800	46%	3,440	26%
2012				
Total Households	47,177	77%	15,648	23%
Owner occupied	22,173	47%	11,403	73%
Renter occupied	25,004	53%	4,245	27%

Sources: 2000 US Census; 2012 American Community Survey

There are over 1,000 units in affordable senior complexes in Santa Rosa. Many of Santa Rosa's senior housing units are in mobile home parks, which are protected by the Mobilehome Rent Control Program.

The Council on Aging, a local nonprofit, provides services to support the independence and well-being of older residents. It provides services such as financial counselors, meals on wheels, legal assistance, and senior day activities, among others. The City of Santa Rosa offers classes and daily events at the Bennett Valley Senior Center and the recently completed Person Senior Wing of the Finley Community Center (opened in 2012). The Redwood Empire Food Bank provides supplemental groceries to maintain seniors' health and independence.

The City will continue to support services that encourage the development of affordable housing for the elderly, particularly for those in need of assisted housing and skilled care (Policies H-D-1 and H-D-11). Additionally, the City will promote the incorporation of universal design features in new residential development to improve access for the elderly (Policy H-D-4).

Homeless

The very nature of homelessness makes it difficult to count persons with no permanent shelter. The Sonoma County Continuum of Care Planning Group oversees the county's assessment of homeless persons and conducts point-in-time homeless counts as required by the US Department of Housing and Urban Development (HUD). The 2013 point-in-time count, conducted in January 2013, found 4,280 homeless persons countywide, 77 percent of whom were unsheltered. More than half of persons counted were located in the Santa Rosa area, with 2,309 in central Santa

Rosa. Table 4-21 provides detail about the homeless population in Santa Rosa and Sonoma County.

Table 4-21: Homeless Population, Santa Rosa and Sonoma County

	Unsheltered		*Sheltered*		*Total*		
	2011	*2013*	*2011*	*2013*	*2011*	*2013*	*Change*
Santa Rosa	1,715	1,681	704	628	2,419	2,309	-110
Sonoma County	3,366	3,309	1,173	971	4,539	4,280	-259

Source: Applied Survey Research 2013, Sonoma County Homeless Census

Countywide, 36 percent of homeless persons counted had a substance abuse disorder (alcohol or drug), 30 percent suffered from chronic depression, 21 percent had post-traumatic stress disorder, 18 percent had a chronic physical illness, and 18 percent had a mental illness. Based on individuals' and families' circumstances, some need emergency or short-term assistance, some require transitional housing in a sober living environment, some need permanent, supportive housing, and others need a very low-income dwelling unit.

Homeless persons most frequently cited a lack of income or a job as an obstacle to securing permanent housing (61 percent). Additional obstacles included an inability to afford rent (53 percent), no money for moving costs (32 percent), lack of housing availability (21 percent), and bad credit (18 percent). The top causes of becoming homeless (during the current episode) were a lost job (32 percent), argument with family or friend who asked the person to leave (19 percent), alcohol or drug use (16 percent), eviction (9 percent), divorce/separation/break-up (6 percent), and incarceration (6 percent).

As shown in Table 4-22, there were over 500 year-round beds in emergency shelters in Santa Rosa as of January 2014. The point-in-time count, by its nature, does not include information regarding seasonal fluctuations in the number of homeless persons in Santa Rosa. No seasonal counts or estimates are known to exist. Information from homeless service providers suggests there is some variation during winter when the weather turns cold and wet or when there is a severe weather event, such as flooding. Homeless persons who live outside or camp will often seek emergency shelter during the rainy season. For this reason, additional capacity is available at the Samuel Jones shelter from October through April. The local focus has traditionally been on developing year-round shelter to better provide an opportunity for homeless persons to connect with service providers who can assist in the goal of ending long-term homelessness.

Over 350 beds are available in transitional housing settings. The 2007 Continuum of Care Application indicated that another 385 dwelling units of permanent, supportive housing units are available in Santa Rosa. Two additional facilities converted from transitional to permanent supportive housing in 2013.

Table 4-22: Homeless Facilities in Santa Rosa

Name	*Operator*	*Location*	*Capacity*
Emergency Shelters			
Family Support Center	Catholic Charities	465 A Street	138*
Redwood Gospel – Men's Shelter	Redwood Gospel Mission	101 Sixth Street	50
Redwood Gospel – Women and Children	Redwood Gospel Mission	1048 Wild Rose	34
Sloane House (women)	Community Action Partnership	3438 Chanate Road	22
Dr. Coffee Teen Shelter	Social Advocates for Youth	1243 Ripley Street	6
Opportunity House	Community Support Network	634 Pressley Street	13
Homeless Services Center	Catholic Charities	600 Morgan Street	5
Sonoma Co. Russell Avenue Shelter	–	691, 695, 699 Russell	30*
Samuel Jones Hall	Catholic Charities	4020 Finley Avenue	120*
Women's Recovery Services	–	–	32
YWCA Domestic Violence Safe House	YWCA	–	54
Subtotal			**504**
Transitional Housing Facilities			
Acacia I and II	InterFaith Shelter Network	–	12
Athena House	California Human Development	1539 Humboldt Street	15
Barnett I and II	InterFaith Shelter Network	Barnett Avenue	10
Becker House	Community Support Network	913 Grand Avenue	6
Caronella House	InterFaith Shelter Network	913 Stewart Street	8
DeMeo House	Catholic Charities	310 Ridgway	10
DeTurk Transitional Training	Community Support Network	–	9
Dutton House	Community Support Network	1552 N. Dutton Avenue	10
Elsa House	InterFaith Shelter Network	–	10
Giffen House	Community Action Partnership	1300 North Dutton Avenue	28
Housing Options	Catholic Charities	–	18
Manna Home	Redwood Gospel Mission	2032 Dennis Lane	16
New Life Program	Redwood Gospel Mission	–	–
Nightingale at Brookwood Health Center	Catholic Charities	–	13
Perinatal Housing Program	Catholic Charities	465 A Street	8
Tamayo Village	Social Advocates for Youth	1700 Yulupa Avenue	20
South E	Community Support Network	201 South E Street	7
Turning Point	Drug Abuse Alternatives Center	–	3
Homeless Services Center	Catholic Charities	600 Morgan Street	10
Soroptimist House	InterFaith Shelter Network	–	8
R House (7 sites)	R House	–	53
Redwood Gospel Mission – Men	Redwood Gospel Mission	101 Sixth Street	30
Redwood Gospel Mission – Master's	Redwood Gospel Mission	Sixth and Davis	15
SR Transitional Housing	Salvation Army	93 Stony Circle	15
Vietnam Veterans T-House	–	520 Franquette Avenue	9
Unique Place – Women's Recovery	–	–	3
Women's Recovery Services	–	–	32
Subtotal			**351**
Total			**855**

Source: City of Santa Rosa Department of Economic Development and Housing 2013

** Offers additional beds during the winter season*

Note: Addresses are not provided for some facilities to protect the privacy of clients/residents.

Homeless outreach activities are provided by Catholic Charities, the InterFaith Shelter Network, Redwood Gospel Mission, Sonoma County Health Services, Mental Health Division, Community Action Partnership of Sonoma County, Community Support Network, and other service-providing agencies.

As of January 2014, two new projects to assist with homeless needs are planned. On January 28, 2014, the Sonoma County Board of Supervisors approved a temporary plan for a safe vehicle parking program that will allow homeless people to sleep overnight in their cars in a parking lot at the Sonoma County Fairgrounds in Santa Rosa between February 1 and April 30, 2014. Up to 50 vehicles will be allowed to park on the site from 8 p.m. to 8 a.m. The program will be operated by Catholic Charities and will include private security, a morning meal, shower and sanitation facilities, and propane heaters.

In addition, Social Advocates for Youth has proposed a transitional housing and emergency shelter project that would serve up to 63 young adults (ages 18 to 24). The project was approved by the Planning Commission, and the appeal of the project decision and site rezoning is scheduled for City Council in March 2014.

Emergency shelters are allowed with a Conditional Use Permit in every Santa Rosa zoning district and are, as of January 2011, allowed by right (without a discretionary permit) in the General Commercial (CG) district. New emergency shelters are subject to the same district requirements as other development projects in the same zone.

It was determined that the General Commercial zone would be the most conducive to provision of an emergency homeless shelter by right. Since many homeless persons do not own cars, it would be advantageous to locate new emergency shelters in areas with services and transit nearby. Areas designated Retail Business Service and zoned General Commercial (CG) are the most likely to offer convenience services such as groceries, pharmacies, and shops. In addition, transit service is most accessible in these areas since the majority of Retail and CG designations are located along arterial streets where buses run. There are approximately 34 acres of vacant land zoned General Commercial in the city, comprising 26 sites ranging in size from 0.50 to 3.78 acres.

In January 2011, the City's Zoning Code was amended to specify that transitional and supportive housing facilities are treated as residential uses, subject only to the same regulations as other residential uses of the same type in the same district.

In addition to continuing to implement these zoning regulations, the City will continue to provide funding and support to groups providing shelter and services to the homeless (Policies H-D-1, H-D-8, and H-D-9) and explore new models for providing temporary housing solutions (Policy H-D-10).

Farmworkers

Sonoma County is an agricultural county, with a need for housing for agricultural workers. According to the Sonoma County Agricultural Commissioner, the county's value of agricultural production was more than $821 million in 2012. The top five crops, by value, include wine grapes, milk, livestock and poultry, cattle and calves, and nursery ornamentals. While the majority of farmworker employment is in unincorporated Sonoma County, some workers in agricultural jobs will seek housing in Santa Rosa.

According to the 2007 Census conducted by the United States Department of Agriculture, there were 13,799 farmworkers in Sonoma County. Of these, 5,458 were permanent, year-round employees, while 8,341 were seasonal workers, working less than 150 days per year. Table 4-23 presents this data. The total number of farmworkers has declined in Sonoma County, with the Department of Agriculture reporting 15,476 workers in 2002 and 15,995 in 1997.

Table 4-23: Farm Operations in Sonoma County, 2007

	Farmworkers	*Farms*
Farm operations with less than 10 employees		
Permanent	1,576	567
Seasonal*	**2,037**	**693**
Total	**3,613**	**1,260**
Farm operations with 10 or more employees		
Permanent	3,882	143
Seasonal*	6,304	257
Total	**10,186**	**400**

Source: United States Department of Agriculture 2007 Census

** Less than 150 days per year*

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.

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. 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.

To further facilitate the provision of housing for farmworkers, the City will continue to coordinate with Sonoma County to identify opportunities and issues (Policy H-A-4), provide support and funding for existing programs (Policy H-D-1), and support the development of rental housing for seasonal and permanent farmworkers (Policy H-D-7).

Disadvantaged Unincorporated Communities

Senate Bill 244 (2012) requires that jurisdictions identify and analyze the housing and infrastructure needs of disadvantaged unincorporated communities, which are inhabited areas of 10 or more dwellings located adjacent to or in close proximity to one another in which the median household income is 80 percent or less than the statewide median income ($49,306 according to the 2010 American Community Survey). The Sonoma County Local Agency Formation Commission (LAFCO) identified seven disadvantaged communities in Sonoma County, none of which are located within or adjacent to the Santa Rosa sphere of influence.

ENERGY CONSERVATION

In Santa Rosa, electricity and natural gas are used to light, heat, and cool structures, public buildings, and home appliances. Fossil fuels are used to move people and products along the city's transportation corridors. Most of the energy consumed in Santa Rosa is produced from traditional sources and delivered to the city through established distribution networks. Pacific Gas and Electric Company (PG&E) provides electrical services and natural gas within the Urban Growth Boundary, and gasoline and other petroleum products are sold through private retailers throughout the city.

The City has made strides in reducing greenhouse gases and utilizing green energy sources. In 2003, the Geysers Recharge Project became operational. This project pumps 11 million gallons of treated wastewater from Santa Rosa's Laguna Treatment Plant, through 41 miles of pipeline, to the Geysers steamfield. There, it is used to generate electricity for 85,000 households in Sonoma County and the North Bay area.

In 2004, the City of Santa Rosa adopted a voluntary green building program, Santa Rosa-Build It Green (SR-BIG), which promotes building and remodeling homes in a way that reduces energy demands, releases fewer pollutants into the atmosphere, conserves water, and reduces construction waste. The City also committed to utilizing guidelines set by Build It Green when constructing or renovating municipal buildings.

In August 2005, the City Council adopted a resolution establishing greenhouse gas (GHG) emissions reduction targets for Santa Rosa City operations of 20 percent below 2000 levels by 2010 and resolved to help with a community-wide emissions reduction of 25 percent below 1990 levels by 2015. The City has been implementing this objective by utilizing solar, biomass, wind, and alternative fuels into everyday City operations.

The City has installed photovoltaic systems on some of its facilities to produce electricity. In addition, cogeneration is planned at some City facilities. Algae ponds have been constructed at the Laguna Treatment Plant to potentially produce renewable energy and remove nutrients from wastewater.

In 2009, Sonoma County launched the Sonoma County Energy Independence Program (SCEIP) to provide information, financing options, and incentives for energy efficiency, water conservation, and renewable energy projects for county residents and businesses. Since the 2009 launch, the Economic Development Board of Sonoma County estimates that the SCEIP program has financed nearly $52.7 million in projects for local contractors, resulting in more than 2,500 completed projects countywide. The SCEIP program not only serves as an important economic driver of the local economy but also aims to reduce energy and utility costs for households.

In 2010, the City adopted CALGreen Tier 1 standards, which exceed the basic level of requirements of the CALGreen Building Code. This program supports the City's efforts to reduce greenhouse gases to reach the local, regional, and state targets outlined in the City's Climate Action Plan.

The City adopted a Community Climate Action Plan (CCAP) in 2012 and a Municipal Climate Action Plan (MCAP) in 2013. The CCAP examines community-wide sources of GHG emissions and outlines strategies for reducing these emissions. The MCAP addresses greenhouse gas emissions from the City's municipal operations.

The opportunity to utilize solar energy to heat water and generate power is great. Santa Rosa has an average of over 200 days of sunshine per year and has a favorable climate for photovoltaic and thermal generation. The City will continue to work toward greater energy efficiency, reduced water usage, and more sustainable building practices in residential development. Policies H-G-1 through H-G-8 describe these specific efforts.

4-3 CONSTRAINTS AND RESOURCES

GOVERNMENTAL CONSTRAINTS

Governmental regulations can act to constrain housing production if the regulations increase costs or limit opportunities for housing development. Potential constraints to housing development in Santa Rosa vary by area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation.

INFRASTRUCTURE

Wastewater treatment, reuse, and disposal capacity are not expected to constrain housing development during the Housing Element planning period. Wastewater collection capacity throughout the city is generally sufficient to meet anticipated housing development levels through the planning period. ~~Planning is currently under way to incrementally expand the existing system to meet 2020 General Plan projections. This incremental expansion is expected to be ongoing through the planning period.~~ Wastewater from Santa Rosa is treated at the Laguna Subregional Wastewater Treatment Plant (LTP) and is reclaimed in the Santa Rosa Subregional Water Reclamation System. The City's adopted Capital Improvement Program calls for various improvements to the LTP and reclamation system in order to maintain adequate capacity to treat and reclaim wastewater volumes anticipated by the General Plan. The current system's rated capacity is 21.34 million gallons per day, which is adequate to service expected growth through 2035. Planning and environmental work has been completed for improvement projects that will be implemented as growth occurs. The planned improvements would expand the system to 25.9 million gallons per day, which will meet the General Plan projections of Santa Rosa and other subregional partners. ~~While overall system capacity will be available within the period, some individual properties in the city may not be developable until collection system capital improvement projects are completed.~~

Water supply is not expected to constrain housing development during the Housing Element planning period. The City is currently under contract with the Sonoma County Water Agency for the delivery of up to 56.6 million gallons of water per day on average and up to 29,100 acre-feet of water annually. The City has two active groundwater wells that can produce up to 2,300 acre-feet per year, and the City is the owner and operator of the Subregional Water Reclamation System, which produces approximately ~~350~~410 acre-feet per year of recycled water for irrigation and other approved uses within the Urban Growth Boundary (UGB).

The City of Santa Rosa ~~requested~~ implements ~~ation of voluntary~~ an aggressive water conservation ~~measures~~ program ~~to address a temporary condition on the Russian River system due to both the dry conditions and regulatory constraints because of the presence of three federally listed fish species in the river - Steelhead, Coho salmon and Chinook salmon. This is a temporary condition, not a condition affecting the reliable long range supply that has been developed for Santa Rosa. No additional water increment will be needed during the period.~~ that

save an additional 4,500 acre-feet per year. The total existing water supply available to the City is approximately 31,810 acre-feet per year. Santa Rosa's highest water use to date was in 2001 when 24,300 acre-feet were used.

The availability of urban facilities and services will not be a long-term constraint to residential development, but the phasing of infrastructure expansion to meet the requirements of new growth will require continued planning efforts. The City has adopted policies to ensure that projects with affordable housing units will receive priority sewer and water service should capacity be limited.

DEVELOPMENT FEES

Payment of development fees is typically a requirement of development approvals. Fees are also charged to process development applications. Fees are tied to the City service provided, such as application processing and plan checking, and are based on the average time to complete the service. Table 4-24 outlines planning fees for a subdivision and an annexation. ~~Planning fees are collected when a developer submits development applications.~~

In 2013, the City conducted a detailed study to examine fees and develop a new planning and building fee schedule that would allow the City to recoup a larger portion of actual costs expended in the processing of development applications. After consultations with building industry representatives and feedback from the public at hearings, the City Council adopted the new fee schedule in January 2014. The new fees will be implemented over the course of five years. ~~These~~ The updated fees are considered reasonable since they cover a portion of the City's costs to process these development applications. Santa Rosa's planning fees for a single-family dwelling unit in a small subdivision range from $~~3,153~~4,361 to $~~4,382~~5,715 per unit.

Table 4-24: Planning Fees (Effective March 21, 2014)

Typical 6-Lot Residential Subdivision	
Application fee	$18,101
Public hearing (Planning Commission)	$1,747
Environmental review	$6,320
Subtotal	**$26,168 ($4,361/unit)**
If rezoning is required	$7,042
Public hearing (City Council)	$1,080
Total	**$34,290 ($5,715/unit)**
Typical 11-Acre Annexation	
City annexation/prezoning fees	$8,023
Public hearings	$2,827
Environmental assessment	$6,320
Maps and legal descriptions (estimate) (private engineer)	$3,000
LAFCO (with 100% landowner consent)	$4,500
LAFCO environmental document review (environmental impact report)	$1,800
State Board of Equalization fee (collected by LAFCO)	$800
Total	**$27,270**

Source: Santa Rosa Fee Schedule, 2013

Development Fees for Single-Family Dwellings

The fees shown in Table 4-25 are estimates for an average single-family unit in three different areas of Santa Rosa. This sample unit is located in a subdivision, is 1,800 square feet, and has an attached garage of 440 square feet on a 6,000-square-foot lot. The parcel is designated Low Density Residential by the General Plan. ~~The City of Santa Rosa's valuation tables, based on the International Conference of Building Officials' valuation, indicate the dwelling unit is valued at $188,892 and the garage at $12,126 for a total valuation of $201,018.~~

Table 4-25: Single-Family Development Fees (Effective March 21, 2014)

	Southwest Area Plan	*Southeast Area Plan*	*Other Areas of the City*
Plan check	$1,138	$1,138	$1,138
Building inspection	$1,716	$1,716	$1,716
Misc. building fees	$194	$194	$194
Wastewater demand	$11,034	$11,034	$11,034
Water demand	$6,353	$6,353	$6,353
Meter fees	$360	$360	$360
School impact	$5,760	$5,760	$5,760
Housing impact fee	$11,250	$11,250	$11,250
Capital facilities fee	$5,520	$5,520	$5,123
Park fee	$7,101	$7,491	$7,387
SW Area Impact Fee	$12,195	$0	$0
SE Area Impact Fee	$0	$12,608	$0
Total by Area	**$62,621**	**$63,424**	**$50,315**

Source: Santa Rosa Fee Schedule, 2014

Notes:

- *Miscellaneous building fees include Energy Efficiency Standards Permit Fee, Micrographics Fee, Strong Motion Instrument Fee, and CBSC Fee.*
- *School fees vary by location and by school district. The Wright District (southwest), the Bellevue District (southeast), and the Santa Rosa City School District (other areas) currently charge a statutory fee. If a school mitigation agreement has been executed, school fees will be higher. The figure provided above is an estimate ($3.20/sf) and is included for example purposes only. For fee information for a specific site, contact the school district directly.*
- *The housing impact fee for for-sale units is 2.5% of the sales price. Based on 2012 sales prices in Santa Rosa, the estimate is based on a price of $450,000.*
- *Fees for the Southwest and Southeast areas apply within boundaries established by the Southwest and Southeast Area Plans. These fees are adjusted annually.*
- *Park fees vary by area. Park fee for "other areas" is based on fee for northwest Santa Rosa.*
- *The valuation for the dwelling unit includes fire sprinkler system but does not include air conditioning.*
- *If the dwelling is in a Wildland-Urban Interface (WUI) zone, then it will also be charged fire plan check ($730), fire inspection ($730), fire micrographics ($36), and fire technology ($36) fees.*
- *Plan check fee includes NPDES fee and application processing fee.*
- *When landscape plans are required, water conservation (EDS review) fees are $125 for review and $45 for inspection.*

Development Fees for Multifamily Development

The fees shown in Table 4-26 are estimates for an average multiple-family unit in three different areas of Santa Rosa. This sample unit is part of a larger apartment project, is 800 square feet, and has a covered carport. The site on which the apartment project is located is designated Medium Density Residential by the General Plan. The apartment complex will have a separate meter for landscape irrigation. ~~The City of Santa Rosa's valuation tables, based on the International Conference of Building Officials' valuation, indicate the dwelling unit is valued at $74,496 and the carport at $12,000 for a total valuation of $86,496.~~

Table 4-26: Multifamily Development Fees

	Southwest Area Plan	*Southeast Area Plan*	*Other Areas of the City*
Plan check	$3,993	$3,993	$3,993
Building inspection	$2,062	$2,062	$2,062
Misc. building fees	$97	$97	$97
Fire plan check/inspection	$461	$461	$461
Wastewater demand	$11,034	$11,034	$11,034
Water demand	$6,353	$6,353	$6,353
Meter fees	$570	$570	$570
School impact	$2,560	$2,560	$2,560
Housing impact fee	$800	$800	$800
Capital facilities fee	$4,502	$4,502	$4,502
Park fee	$5,222	$5,508	$6,461
SW area impact fee	$9,343	$0	$0
SE area impact fee	$0	$10,106	$0
Total by Area	**$46,997**	**$48,046**	**$38,893**

Source: Santa Rosa Fee Schedule, 2013

Notes:

- *Miscellaneous building fees include Energy Efficiency Standards Permit Fee, Micrographics Fee, Strong Motion Instrument Fee, and CBSC Fee.*
- *School fees vary by location and by school district. The Wright District (southwest), the Bellevue District (southeast), and the Santa Rosa City School District (other areas) currently charge a statutory fee. If a school mitigation agreement has been executed, school fees will be higher. The figure provided above is an estimate ($3.20/sf) and is included for example purposes only. For fee information for a specific site, contact the school district directly.*
- *Fees for the Southwest and Southeast areas apply within boundaries established by the Southwest and Southeast Area Plans. These fees are adjusted annually.*
- *Park fees vary by area. Park fee for "other areas" is based on fee for northwest Santa Rosa.*
- *The valuation for the dwelling unit includes fire sprinkler system but does not include air conditioning.*
- *If the dwelling is in a Wildland-Urban Interface (WUI) zone, then it will also be charged fire plan check ($730), fire inspection ($730), fire micrographics ($36) and fire technology ($36) fees.*
- *Plan check fee includes NPDES fee and application processing fee.*
- *When landscape plans are required, water conservation (EDS review) fees are $125 for review and $45 for inspection.*

The development impact fees were adopted following nexus studies completed in accordance with state law. These fees are indexed annually and can increase or decrease based on construction cost indices. Impact fees are collected at the time of building permit issuance, unless fees are deferred by the City Council.

The development fees for single-family units amount to 13~~9~~ to 16~~1~~ percent of total construction costs (not including land) as outlined in the Land Costs, Construction, and Financing section of this element. If land costs are included, the percentage of cost attributable to fees decreases. Development fees for multifamily units account for 12~~9~~ to 15~~12~~ percent of construction costs based on the construction cost estimated in the Land Costs, Construction, and Financing section.

While fees represent a significant portion of residential construction costs, the City finds that these fees are necessary to provide adequate public facilities. Additionally, Santa Rosa's fees are generally comparable to the fees of other Sonoma County communities. ~~According to the Sonoma County Permit and Resource Management Department (PRMD), fees for a 2,000-square-foot single-family unit in Sonoma County and its cities range from around $14,000 to $66,000. As illustrated in Table 4-26, Santa Rosa's single-family development fees range from about $46,000 to $56,000, in the upper range, but not the highest in Sonoma County.~~

~~Fees for a 1,000-square-foot apartment unit range from around $12,000 to $45,000, in Sonoma County jurisdictions, according to PRMD. As illustrated in Table 4-27, Santa Rosa's multifamily development fees range from about $27,000 to $35,000, more in the middle of the county range.~~

The City Council recognizes that fees can affect the cost of construction and of affordable housing in the community. The City has long offered fee deferrals for affordable housing projects, and the Council recently instituted a program to also offer deferred fee payments for market-rate residential projects to incentivize development in a difficult economic climate. ~~authorizes fee deferrals on a case by case basis, allowing developers to pay development fees over a mutually agreed upon period. Fee deferrals are granted for affordable units in residential projects. Between 1999 and 2006, the City deferred $9,375,853 of development fees for eight projects with 680 units.~~ The Housing Authority of the City of Santa Rosa also has provided assistance with development fees for affordable projects.

Processing

The City is committed to efficient development application processing, and it has an adopted policy related to application review and processing. The development review process has been streamlined in accordance with the Council-adopted Development Process Review report (1993), which set forth processing time objectives. These include limiting processing time to no more than 120 days from the date of application submittal to the first action by a decision-making body, with 30 days between sequential actions, 42 days for the first plan check, and 15 days for each subsequent check. The City Council has also initiated implementation of a Two Plan Check Process for engineering plans and requirements for neighborhood meetings prior to formal application submittal to streamline the development review process.

~~For major projects processed between 1999 and 2006, the city met target timeframes 38 percent of the time. For major project processing timeframes to be met, no changes to a project can be made, which is not typical in the development process. Between 85 and 90 percent of minor projects were processed in less than 30 days. Engineering timeframes were met an average of 90~~

~~percent of the time. The city continues to strive to process development applications in a timely and efficient manner.~~

Two recently constructed projects, Amorosa Village and Humboldt Street Apartments, ~~Olive Grove and Terracina,~~ illustrate the City's commitment to expediting the permitting process. The ~~Olive Grove~~ Amorosa Village project included a Tentative Map, Conditional Use Permit, and Design Review. In 2008, the project requested and received fast track processing. The project was approved 83 days after its development application was submitted. While this project was appealed, its approval was upheld 130 days after application submittal. The Humboldt Street Apartments project, which involved Design Review and a Minor Conditional Use Permit, was filed in late 2009 and received all entitlements 59 days after application submittal. The project has been completed and provides 52 units including 8 for very low-income households, 43 for low-income households, and 1 manager's unit. ~~and a density increase request, which was considered by the City Council. The project would have required a rezoning, but utilized the City's rezoning exemption, which allows projects consistent with specific provisions of the Zoning Code to forego rezoning. This project was reviewed by the Design Review Board 30 days after application submittal and approved by the City Council 98 days after application submittal. The Terracina project included a General Plan Amendment and rezoning, and was at hearing before the Planning Commission 119 days following application submittal and before the City Council 26 days later.~~

LAND USE CONTROLS

Residential land use control mechanisms used by the City of Santa Rosa include the General Plan, Zoning Code, Design Review, Building Code, Growth Management Program, and Housing Allocation Plan.

General Plan

The Land Use Element of the Santa Rosa General Plan 2035, adopted in 2009, sets forth policies for residential development. Table 4-27 lists General Plan land use categories in which residential development is envisioned, the allowed density, the density mid-point, and a description of the types of residential development that are permitted. Development at the mid-point or higher end of the density range is required in the Medium Density and Medium High Density Residential categories (except where topography, parcel configuration, heritage trees, historic preservation, or utility constraints make achieving the mid-point density impossible).

Table 4-27: General Plan Residential Land Use Categories

Land Use	*Density (units/gross acre)*	*Density Mid-Point (units/gross acre)*	*Description*
Very Low Density	0.2–2.0	1.0	Accommodates rural and hillside developments; intended for single-family detached units, but clustered single-family attached and multifamily may be permitted.
Low Density/Open Space	2.0–8.0	4.0	Primarily intended for detached single-family dwellings, but attached single-family and multiple-family units may be permitted.
Low Density	2.0–8.0	5.0	Primarily intended for detached single-family dwellings, but attached single-family and multiple-family units may be permitted.
Medium Low Density	8.0–13.0	10.0	Intended for single-family residential development, but single-family detached housing and multifamily development may be permitted. Development at the mid-point of the density range is desirable but not required.
Medium Density	8.0–18.0	13.0	Permits a range of housing types, including single-family attached and multifamily developments, and is intended for specific areas where higher density is appropriate. New single-family detached housing is not permitted except in historic preservation districts and historic neighborhoods where single-family detached units are allowed.
Medium High Density	18.0–30.0	24.0	Permits a range of housing types, including single-family attached and multifamily developments, and is intended for specific areas where higher density is appropriate. Single-family detached housing is not permitted.
Mobile Home Parks	4.0–18.0	10.0	Mobile homes are the only allowed housing type.
Transit Village Medium	25.0–40.0	–	Intended to accommodate mixed-use development within approximately one-half mile of a transit facility. Residential uses are required, and ground-floor neighborhood-serving retail and live-work uses are encouraged.
Transit Village Mixed-Use	40.0 min. (no max.)	–	Intended to accommodate a well-integrated mix of higher-intensity residential, office, and commercial uses within one-quarter mile of a transit facility. Development is designed and oriented to create a central node of activity at or near the transit facility.

Source: Santa Rosa General Plan 2035 Land Use Element

Zoning Code

The Santa Rosa Zoning Code implements the General Plan. It describes the type of residential uses allowed in each zoning district as well as the building standards such as required setbacks, maximum height, and parking requirements. The code includes no unusual or onerous provisions that impede the production of housing, either as a whole or for any particular population group, as proven by ~~recent~~ the consistent production of new housing in the community. ~~Zoning regulations for residential zones are shown in Table 4-29. Standard zoning requires varying setback and building height requirements, depending on zone.~~

Permit Requirements and Procedures

The Zoning Code outlines residential development permitted by right (P) or permitted with a Minor Use Permit (MUP) or upon approval of a Conditional Use Permit (CUP). Table 4-28 illustrates permitting requirements by zone for various residential uses in Santa Rosa.

Table 4-28: Housing Types Permitted by Zoning District

Residential Use	*RR*	*R-1*	*R-2*	*R-3*	*MH*	*TV-R*
Agricultural Employee Housing <6	P	P	P	P	P	P
Agricultural Employee Housing 7+	MUP	MUP	MUP	MUP	MUP	MUP
Community Care <6	P	P	P	P	P	P
Community Care 7+	MUP	MUP	MUP	MUP	MUP	MUP
Emergency Shelter	CUP	CUP	CUP	CUP	CUP	CUP
Mobile Home Park	CUP	CUP	CUP	CUP	CUP	–
Mobile Home Unit	P	P	P	P	P	P
Multifamily Dwelling	MUP	MUP	P	P	–	P
Residential Mixed Use	MUP	MUP	MUP	MUP	MUP	P
Res. Boardinghouse	P	P	P	P	–	P
Second Dwelling Unit	S	S	S	S	–	S
Single-Family Dwelling	P	P	P*	P*	–	P*
Supportive Housing	P**	P**	P	P	P	P
Transitional Housing	P**	P**	P	P	P	P

Source: City of Santa Rosa Zoning Code, 2013

** Single-family dwellings allowed only as attached units.*

*** A Minor Use Permit is required for the construction of new multifamily supportive and transitional housing units in an RR or R-1-6 zoning district, similar to construction of a new traditional multifamily unit in an RR or R-1-6 zone. A new supportive or transitional housing use occupying an existing multifamily residence in an RR or R-1-6 zoning district is a permitted use requiring only a Zoning Clearance.*

Single-family and multifamily developments are permitted by right (without discretionary approval) in several zones, consistent with General Plan policies and density ranges. Single-family uses are allowed by right in the Rural Residential (RR) and Single-Family Residential (R-1) districts. Multifamily and single-family attached uses are allowed by right in the Medium Density Multi-Family (R-2), ~~and~~ Multi-Family (R-3), and Transit Village-Residential (TV-R) districts, subject to Design Review only.

Second dwelling units are allowed on any parcel which allows a single-family dwelling. An application for a second dwelling unit must accompany a building permit, which is issued without a public hearing if the proposed unit meets development standards outlined in the Zoning Code.

Larger community care facilities, multifamily units in single-family zones, and the residential component of mixed-use projects generally require a Minor Use Permit. These permits are decided by the City's Zoning Administrator, and a public hearing is held only if requested by a member of the public.

In 2011, the City amended the Zoning Code to allow e~~E~~mergency shelters with 50 beds or less ~~and transitional housing both~~ by right (without a use permit) in the General Commercial (CG)

district. In all other zones, emergency shelters require Conditional Use Permits. Requests for such permits are noticed and considered by~~, with~~ the Planning Commission at a public hearing. Transitional and supportive housing requires a Minor Use Permit in the RR and R-1 zones (a Minor Use Permit is also required for traditional multifamily developments in these zones) and is permitted by right in the R-2, R-3, Mobile Home Park (MH), and TV-R zones. ~~Policies of this Housing Element direct amendment of the Zoning Code to allow emergency shelters and transitional housing by right in the General Commercial district, eliminating this constraint for these housing types.~~

The City allows single-room occupancy facilities in the Downtown Commercial, General Commercial, and Community Shopping Center zoning districts. Single-room occupancy facilities can assist extremely low-income persons and farmworkers. Housing for farmworkers could also include multifamily rentals as described above and boardinghouses, which are allowed by right in all residential zoning districts.

The Zoning Code includes a provision allowing agricultural employee housing for six or fewer residents as a permitted residential use in all residential zoning districts to make it easier to provide farmworker housing. This provision is similar to that of community care facilities in Santa Rosa, which, with six or fewer residents, are permitted by right in all residential districts.

The Zoning Code allows manufactured housing in all residential zoning districts by right, subject to the same development standards as on-site construction. The City has established design criteria for manufactured housing consistent with state law. ~~Supportive, transitional, and emergency shelter zoning is addressed in the Special Needs Groups section of this Housing Element~~

~~The Zoning Code was comprehensively updated and adopted in 2004, following the last revision of the General Plan in 2002. This Zoning Code includes many provisions which make development of housing, particularly affordable housing, easier and in most cases less expensive, than the prior code. It ensures that the Zoning Code implements General Plan densities and policy direction.~~

~~These include: the parking standard for affordable housing was reduced by 0.5 space per unit; covered parking is not required for affordable housing projects; small lot subdivisions can be processed with a Conditional Use Permit rather than a rezoning; residential uses are allowed in commercial and office districts; only the building footprint is counted in lot coverage rather than including paved surfaces; mid-rise policy allows buildings 30 feet taller than previous regulations; multifamily projects approved by the Design Review Board may have time extension requests approved by staff rather than the Board; minor changes to plans may now be approved by the Zoning Administrator, not the original approving body.~~

~~In addition, between 1999 and 2006, new provisions were added to the code to encourage the development of affordable housing. These include standards for single room occupancy uses and~~

~~provisions allowing projects with long term affordable units to proceed without a rezoning if those projects are consistent with existing multifamily zoning districts.~~

Development Standards

Zoning regulations for residential zones are shown in Table 4-29. Standard zoning requires varying setback and building height requirements, depending on the zone. Multifamily zones, particularly the TV-R zone, allow limited setbacks and building heights of 45 feet or four stories to accommodate high-density residential projects. For affordable housing projects, the City may waive certain zoning standards to improve the feasibility of the project.

Table 4-29: Residential District Regulations

District	*R-2*	*R-3-10*	*R-3-15*	*R-3-18*	*R-3-30*	*R-3-HD*	*TV-R*
A. Min. lot size (sq ft)							
Exterior lots	7,000	7,000	7,000	7,000	7,000	7,000	0
Interior lots	6,000	6,000	6,000	6,000	6,000	6,000	0
B. Min. width of lot (ft)							
Interior lot at front setback	60	60	60	80	80	80	0
Exterior lot at front setback line	70	70	70	90	90	90	0
C. Max. density	1 unit per 3,000 sf	1 unit per 4,300 sf	1 unit per 2,900 sf	1 unit per 2,400 sf	1 unit per 1,450 sf	Determined by CUP	25 to 40 units per acre
D. Min. setback requirements for main structure(s): (ft)							
(1) Front Yard[1]	10	10	10	10	10	10	0[1]
(2) Rear Yard	15	15	15	15	15	15	0[1]
a. When abuts an R-3 District	15	0	0	0	0	0	0[1]
b. When abuts an R-R or R-1 District	20	20	20	20	20	20	0[1]
(3) Side Yard							
a. Interior Side Yard[2]							
1-story portion	5	5	5	5	5	5	0[1]
2-story portion	10	10	10	10	10	10	0[1]
3-story portion	15	15	15	15	15	15	0[1]
b. Exterior side yard[1]	10	10	10	10	10	10	0[1]
(4) Accessory structures							
a. Front	20	20	20	20	20	20	0[1]
b. Rear	5	5	5	5	5	5	0[1]
c. Interior side	5	5	5	5	5	5	0[1]
d. Exterior side	15	15	15	15	15	15	0[1]
(5) A garage door/carport entrance facing a street shall be set back 19 ft from the rear of the sidewalk, street property line or street plan line, whichever is greater. A garage facing an alley shall be set back 3 to 5 ft, or 19 ft from the alley, back of curb, sidewalk or pavement edge, whichever is greater.	Yes	Yes	Yes	Yes	Yes	Yes	Yes
E. Max. Heights: (ft)							
(1) Main building	35	35	35	45	45	4 stories[3]	4 stories[3]
(2) Accessory structure:	16	16	16	16	16	16	16
F. Max. area of lot that may be covered by structures	50%	50%	55%	60%	65%	75%	100%

Source: City of Santa Rosa Zoning Code, 2013

Note: This table is for reference only. See Santa Rosa Zoning Code for additional information.

1 A one-story portion may project 6 feet and stairs and landings may project 10 feet into setback.

2 Where abutting an R-3 district, setbacks are reduced from 0 to 10 feet, depending on zoning district.

3 Except for properties that abut residential and historic residential uses and zoning districts, maximum height shall transition down to a maximum of 3 stories adjacent to the residential property.

Parking standards are another component of the Zoning Code that can affect the affordability of housing. Table 4-30 identifies the minimum automobile and parking requirements for new residential dwellings.

Table 4-30: Residential Parking Requirements

Dwelling Type	*Automobile Spaces*	*Bicycle Spaces*
Downtown residential units (in CD zone)	1 space per unit	1 per 4 units*
Duplex, multifamily dwelling, rowhouse, condominium and other attached dwellings, including multifamily in a small-lot subdivision	Studio and 1-bedroom: 1 covered plus 0.5 visitor space per unit. 2 or more bedroom: 1 covered plus 1.5 visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit or on-street abutting the site, except on a street identified by the General Plan as a regional street.	1 per 4 units*
Emergency shelter	1 for every 10 beds provided, plus 1 for each staff person on duty.	none required
Group quarters	1.5 per sleeping room or 1 space for each 100 sf of common sleeping area.	1 per room
Live/work and work/live units	2 per unit. The review authority may modify this requirement for the reuse of an existing structure with limited parking.	1 per 4 units*
Mobile home parks	1.75 per unit, which may be in tandem, one of which must be covered. At least one-third of the total spaces required shall be distributed throughout the mobile home park and available for guest parking.	0.5 per unit
Multifamily affordable housing project	Studio/1 bedroom unit: 1 space per unit.	1 per 4 units*
	2 or more bedrooms: 2 spaces per unit.	none required
Second dwelling units	1 space in addition to that required for a single-family unit; the space may be uncovered, compact, or tandem, and within the front yard setback when located in the driveway. If not located in driveway, parking shall be located outside any setback (see Section 20-42.130).	none required
Senior housing project	1 per unit with 0.5 of the spaces covered, plus 1 guest parking for each 10 units.	1 per 8 units*
Senior affordable housing project	1 per unit	1 per 8 units*
Single-family dwellings	Standard lot: 4 per unit, 1 of which must be on-site, covered, and outside setbacks. The remaining 3 spaces may be on-site (in the driveway and tandem) or on a public or private street when directly fronting the lot. Flag lot: 2 per unit, 1 of which must be covered, both of which must be located outside the required setback area plus 2 on-site, paved guest spaces located outside the required setbacks and which may be tandem.	none required
Single-room occupancy facilities	0.5 per unit	none required
Supportive housing	Subject to the same parking requirements as other residential uses	none required
Transitional housing	Subject to the same parking requirements as other residential uses	none required
Downtown Station Area Specific Plan		
Multifamily attached residential		
Courthouse Square and	1 reserved space per unit	1 per 4 units*

Dwelling Type	*Automobile Spaces*	*Bicycle Spaces*
Railroad subareas		
Railroad Corridor subarea	1.5 reserved spaces per unit, except only 1 reserved space per unit is required for residential uses on properties along the Wilson Street corridor between 6th Street and 9th Street.	1 per 4 units*
Parks and gardens subarea	1.5 reserved spaces per unit	1 per 4 units*
Residential, historic residential and Imwalle Gardens subarea	2 spaces per unit, one of which must be reserved, on-site, covered, and outside of setbacks. The remaining space may be shared, on-site (in the driveway and tandem) or on a public or private street when directly fronting the lot	1 per 4 units*
Senior housing project (occupancy restricted to persons 55 or older)	0.5 reserved space per unit	1 per 4 units*
North Santa Rosa Station Area Specific Plan		
Multifamily attached residential	1.5 spaces per unit, minimum	1 per 4 units*
Affordable multifamily attached residential	1 space per unit, minimum	1 per 4 units*
Senior multifamily attached residential	0.5 space per unit, minimum	1 per 8 units*

Source: City of Santa Rosa Zoning Code, 2013

** If units do not have a private garage or private storage space for bike storage.*

- ~~Single family development: 4 spaces per unit, with 1 covered for standard lot. Two spaces per unit with 1 covered for flag lots.~~
- ~~Multifamily development: 1.5 spaces per unit for studio or 1 bedroom, with one covered, 2.5 spaces per unit for 2 or more bedroom units, with one covered.~~
- ~~Multi-family affordable housing project: 1 space per unit for studio or 1 bedroom; 2 spaces per unit for 2 or more bedrooms.~~
- ~~Mobile home parks: 1.75 spaces per unit, which may be tandem, with 1 covered.~~
- ~~Senior multifamily project: 1 space per unit with one-half of the spaces covered, plus 1 guest parking space for each 10 units.~~
- ~~Senior affordable housing project: 1 space per unit.~~

~~As noted previously, some of these standards represent reductions from the prior code.~~ The City has found these requirements to be sufficient but not excessive. Parking reductions of up to 25 percent may be granted if the review authority finds that special circumstances exist and that the proposed number of spaces is sufficient for the safe, convenient, and efficient operation of the use. Parking requirements are further reduced within each of Santa Rosa's Station Area Plan boundaries (Downtown Station Area and North Santa Rosa Station Area).

Street widths are not viewed as a constraint to housing development. Minor streets, which typically serve single-family and duplex development, may vary from 24 feet (no parking) to 30 feet (parking on one side) to 36 feet (parking on both sides). Avenues range from 24 feet (no parking) to 36 feet (parking on both sides). Regional boulevards range from 48 feet (no parking) to 64 feet (parking on both sides). Variations are allowed for each street type.

City landscape requirements, with an emphasis on drought-tolerant plants, are designed to ensure residential developments are pleasant, livable, and attractive. All site development is required to include landscaping. Foreground landscaping, street trees, and parking area landscaping are required for all development projects.

Requirements of on- and off-site improvements vary with the project and the site. On-site improvements typically include grading, storm drainage, curb, gutter, and sidewalk. Off-site improvements can include street widening or construction or traffic light installation.

Design Review

General Plan policy requires that all new architectural and site design be of superior quality to improve and add to Santa Rosa's attractiveness. Santa Rosa has design guidelines that implement the design objectives of the General Plan.

Design review guidelines were first adopted in 1973, and revised guidelines were most recently adopted in ~~2001~~2012. The City requires project consistency with adopted design policies. General design policies require proposals to be compatible and sensitive to surrounding land uses, offer a complete design concept where architecture, materials, and landscaping are of an appropriate scale, and provide human interest. New proposals are not subject to unusual or especially restrictive conditions.

Amorosa Village, a 150-unit affordable housing project, and Humboldt Street Apartments, a 52-unit affordable housing project, both underwent Design Review. The Design Review process did not delay approval for either project—Amorosa Village was entitled 83 days after application submittal and the Humboldt Street Apartments project was entitled in 59 days.

~~The Crossings, a 49-unit affordable housing project on Cleveland Avenue, received Design Review Board approval in one meeting, with minor comments related to landscaping, screening, and fencing. Rowan Court, a 62-unit affordable housing project on West Steele Lane, also received Design Review Board approval in one meeting, with minor comments from the board related to screening utility meters and landscaping, which will add to the quality of life in the project without adding significant cost or delay.~~

Building Codes

Santa Rosa uses the California Building Code, which is based on the International Building Code. This code is used statewide and does not impose any unusual or unique constraints on

housing. ~~Santa Rosa has not amended the code to negatively affect housing development in any way.~~ Santa Rosa requires that all new buildings comply with the Tier 1 standards of the California Green Building Code to minimize the use of energy and water resources. Sonoma County and most nearby jurisdictions, including the Cities of Rohnert Park and Petaluma, also require Tier 1 compliance. The enforcement of Tier 1 standards is not unusual for the area and is unlikely to deter residential development in Santa Rosa.

The City operates the Neighborhood Revitalization Program to improve building safety and appearance in targeted areas. The City is currently focusing on five neighborhoods, which are benefiting from proactive code enforcement, and enhancing the safety of local dwellings.

The City provides general code compliance citywide. This program is complaint-based; staff does not actively seek code violations. Staff contacts the person against whom a complaint was filed to request an inspection to assess whether a code violation does exist. City staff works with individuals to correct violations, with corrections including improvement of substandard housing conditions and blight as well as neighborhood safety. The code compliance program does not impose unusual constraints on housing.

~~*Green Building Ordinance*~~

~~Since 2004, the City has had a voluntary green building program that promotes building and remodeling homes in a manner which reduces energy demands, releases fewer pollutants into the atmosphere, conserves water, and reduces construction waste. A mandatory Green Building Ordinance became effective in mid-2008. This program requires new residential and commercial structures to meet standards that exceed existing State Building Efficiency Standards (Title 24).~~

~~An analysis was prepared to determine the costs of the mandatory Green Building Ordinance to residential construction. This analysis concluded that the incremental cost of a green building requirement for a single-family house is $1,078 and $0.55 per square foot. This cost relates primarily to greater energy efficiency. It represents a very small portion of the total development cost of a dwelling unit and is not viewed as a constraint to housing development.~~

~~The City of Santa Rosa's green building standards will reduce operating costs and energy consumption for those dwelling units. Housing units built to green standards will cost less to heat, cool, and maintain. This is particularly important for those residents with low or fixed incomes.~~

Housing for Persons with Disabilities

In Santa Rosa, community care facilities are allowed in all residential and commercial land use designations and zoning districts, with the exception of the Motor Vehicle Sales District. Facilities of six or fewer persons are allowed by right since they are considered a single-family use. Facilities of seven or more require review of a Minor ~~Conditional~~ Use Permit by the City.

The City adopted a Reasonable Accommodation Ordinance in 2002, providing persons with disabilities a procedure to seek equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations. The procedures are included in the Zoning Code, and they allow for modification or exception to the standards for siting, development, and use of housing which would eliminate regulatory barriers and provide disabled persons with equal housing opportunities.

~~Since that time, the city has granted requests for reasonable accommodation, including use of a single family home on Elsa Drive for 10 persons and 1 caretaker as a transitional house for formerly homeless persons with disabilities.~~

The City of Santa Rosa follows state and federal regulations that require that any new residential construction of three or more apartments or four or more condominium units be accessible and/or adaptable to disabled persons. The City applies standard conditions of approval to residential development projects reflecting this mandate. The North Santa Rosa Station Area Specific Plan, adopted in 2012, builds on this standard and requires that a minimum of 10 percent of new units in townhome projects be designed to be habitable by persons with disabilities (Specific Plan Policy AH-3.2)

~~The city has established a committee to assess accessibility of streets and sidewalks and funds priority improvements through the Capital Improvement Program. This is particularly important near community care facilities so residents can access nearby services. In addition, during plan checks of new development and remodels, equal facilitation is addressed to ensure that the same services are available on all floors of a building.~~

The City has adopted the California Building Code. Amendments made to the code have not diminished the ability to accommodate persons with disabilities. The City has not adopted universal design elements as of ~~fall 2008~~2013, but a program to adopt such an ordinance is included as a policy in this Housing Element (Policy H-D-4).

Lastly, the Downtown Station Area Specific Plan and this Housing Element include policies that call for development of a program which would evaluate issues of “visitability” in residential building design (Policy H-D-3). Visitability is an inclusive design approach that integrates basic accessibility features into newly constructed residential units. Such a program would help make more structures accessible to disabled persons who are not necessarily residents of the structures.

Growth Management

The City’s Growth Management Program places a limit on the number of allotments that can be granted annually. The allotment allows the issuance of a building permit. For the period ~~2006~~2014 to ~~2010~~2020, ~~900~~ 850 allotments are available annually. From 2021 to 2022, 800 allotments are available annually. The annual allotments exceed the City’s average annual Regional Housing Needs Allocation (RHNA) of 548 units per year from 2014 to 2022. ~~For the~~

~~7.5 year housing element planning period, annual permitting of 871 units will be required to meet overall identified housing needs. To illustrate that there is not a direct correlation between the growth management's base allotment and annual permitted units, one can look to building permit issuance. In 2005, when the growth management program allowed 950 allotments, there were permits issued for 1,250 dwelling units in Santa Rosa.~~

The allotments are split evenly into two types: Reserve A and Reserve B. Reserve A allotments are reserved for small units on small lots, multifamily units, for-sale single-family attached units in projects of 10 units per acre or more, units in mixed-use projects, and affordable units. Reserve A was established to promote housing affordability and variety through the Growth Management Program. Reserve B allotments are for most other units, typically unrestricted single-family units.

To give priority to Reserve A type units, the Growth Management Ordinance allows unused Reserve A allotments to be added to the following year's allotments. ~~This accrual of Reserve A allotments has made 1,034 available for issuance in 2008.~~ Unused Reserve B allotments are added to a bank of allotments that are used for projects meeting City objectives. ~~There are 450 allotments available for issuance in 2008 citywide and an additional 250 available for Southwest Santa Rosa~~ In 2012, 238 residential building permits were issued—66 were Reserve A, 92 were Reserve B—and 80 were exempt from the Growth Management Ordinance.

Growth management allotments are granted by the Director of Community Development at the time of a project's final discretionary approval. The allotments are granted in the year requested by the project developer if they are available. If no allotments are available, the allotments are issued in the next year they are available, and the developer receives allotments in the desired year when they become available. To ensure allotments for many projects, single-family projects may receive no more than 75 allotments per year; the multifamily maximum is 200 per year.

Santa Rosa's Growth Management Program has not prevented a developer from building a project in the desired year. Given the above-noted number of allotments available~~, which would allow 1,734 units to be built in 2008~~, it is clear that the housing need can be accommodated with the Growth Management Program in effect. A slowing in the number of new units built annually as a result of market conditions may be a greater factor in meeting housing needs.

Santa Rosa has an ~~20 year~~ Urban Growth Boundary (UGB), which is in effect through 2035. The City's first voter-approved UGB, a five-year boundary, was ratified in 1990. A 20-year boundary was effected by Santa Rosa voters in 1996 and extended in 2012.

It does not appear that growth management or a fixed UGB has significantly affected housing prices in Santa Rosa. In 1989, the average home price in Santa Rosa was $180,000. In 1991, when the General Plan Growth Management Element was adopted, the average housing price in Santa Rosa was $174,250. In 1995, the average housing price was $187,900. In the early 1990s, development slowed due to an economic downturn, and housing prices fell. In the later 1990s, housing prices increased significantly, mirroring regional housing increases. In 2007, housing

prices leveled and dropped for the first time since the early 1990s, with the median housing price at around $485,000. In 2013, the median home price in Santa Rosa was $366,500. Home prices in Santa Rosa tend to be lower than countywide prices (refer to the home sales price analysis in the Needs Assessment) and follow trends comparable to nearby communities and the Bay Area as a whole. ~~The overall~~ Housing price ~~increases~~ changes in Santa Rosa cannot be attributed to the City's Growth Management Program or UGB.

Housing Allocation Plan

The Housing Allocation Plan (HAP) was adopted by the City Council in 1992 to promote the development of affordable housing in Santa Rosa. The HAP applies to all residential development in the city. As directed by Policy H-C-1 of the 2009 Housing Element, the HAP was amended in 2012. Fee payment to support the development of affordable housing is now the primary method of compliance. Applicants may choose to provide on-site affordable rental units. Applicants proposing projects of 70 units or more are required to discuss the on-site option with staff. ~~Projects of more than 15 acres are required to provide affordable units on-site. Since most residential projects are less than 15 acres in size, most pay a fee for the development of housing for lower income households. Projects approved after June 14, 2002 are subject to a maximum in lieu fee of $8.79 per square foot. Units of 900 square feet or less are not subject to the fee, and smaller units pay only a fraction of the fee.~~

While the housing impact fee or provision of on-site units does ~~Housing Allocation Plan fee does~~ add to the ~~fees required of~~ cost of new development, ~~the city finds that~~ the fees ~~provide~~ are essential to the provision and funding of ~~needed funding for~~ affordable housing in the city.

NATURAL RESOURCES

Natural resources, such as rare and endangered plant and animal species and habitats, coincide geographically with areas that are designated for housing development, particularly in the northwest and southwest areas of Santa Rosa. Most of these areas are designated for lower densities or low density/open space, recognizing the location of natural resources. These land use designations do not typically accommodate affordable housing projects.

To balance the preservation of natural resources while allowing urban growth, a Vernal Pool Task Force was formed in the early 1990s to bring together government agencies, landowners, and local land use interests. The task force developed the Santa Rosa Plain Vernal Pool Ecosystem Preservation Plan, which identified goals and objectives for preserving natural resources, incentives for mitigation banks and conservation easements, and outlined a streamlined regulatory process to speed authorization for filling low quality wetlands. Criteria were developed for mitigation banking, and this process is common to the development review process in Santa Rosa today.

The California tiger salamander (CTS) and its habitat were listed as endangered in 2003. This habitat generally corresponds to the location of vernal pools and wetlands in northwest and

southwest Santa Rosa. Since the listing, the City has sought ways to preserve the salamander and its habitat while allowing development to occur. The Santa Rosa Plain Conservation Strategy Team, comprising state and federal agencies, the environmental and development communities, and city and county representatives, published the Santa Rosa Plain Conservation Strategy to address this issue. The strategy, adopted in December 2005, provides the biological framework for conservation of the endangered California tiger salamander and four rare plant species found in conjunction with wetland habitat on the Santa Rosa Plain. It identifies conservation areas and mitigation requirements for development projects that will impact the habitat of these protected species. In fall 2007, the County of Sonoma, the Cities of Santa Rosa, Rohnert Park, and Cotati, and the Town of Windsor adopted the Santa Rosa Plain Conservation Strategy Planning Agreement, which supports the conservation approach set forth in the strategy. The main purpose of the planning agreement is to establish a process and timeline for the local jurisdictions to finalize and develop an implementation program for the conservation strategy. This included the creation of the Santa Rosa Plain Conservation Strategy Implementation Committee to guide this effort. Funding has not yet been identified for environmental work. As illustrated, the City of Santa Rosa is working to address this development constraint.

Higher elevations and steeper slopes are located in the foothills in northeast Santa Rosa. Such areas have higher potential for landslide and soil slump hazards. The Noise and Safety Element discusses and illustrates those lands subject to geologic hazards, such as ground shaking amplification and liquefaction.

LAND AVAILABILITY

Land availability will not prevent the City from meeting its housing needs. The city limits contain sufficient land for future housing development.~~, and this Housing Element includes policy to rezone larger higher density parcels which do not currently have zoning classifications consistent with the General Plan.~~

NON-GOVERNMENTAL CONSTRAINTS

Housing purchase prices, financing costs, cost of land and improvements, construction costs, property taxes, profit, and rent rates continue to be the biggest constraints to housing access for households with lower and moderate incomes. Housing costs will continue to be a factor in accessibility to housing, especially for people in the extremely low-, very low-, and low-income groups. As recommended in the policies of this Housing Element, the City of Santa Rosa will continue all possible efforts to conserve existing affordable housing stock and to increase the number of affordable units. The larger factors of construction and financing are beyond the City's direct influence.

Land Costs, Construction, and Financing

Land, construction, and financing costs represent a significant constraint to residential development. Land costs are high and construction costs have increased, with the cost of materials growing.

Land value for vacant residential parcels is largely dependent on the number and type of units (single-family, townhomes, condominiums, or apartments) that can be constructed. Based on ~~February 2008~~ November 2013 information from the Multiple Listing Service (greathomes.org), 90 total parcels were for sale, with current prices for vacant land in Santa Rosa as follows:

- ~~Average~~ Median price for parcels of less than 1 acre was ~~$245,800~~$234,000 (sample of 13~~6~~) and ranged from $99,000 to $675,000.
- ~~Average~~ Median price for parcels between 1 and 3 acres was ~~$664,000~~$449,000 (sample of ~~5~~ 29) and ranged from $150,000 to $1,950,000.

The construction cost (not including land) of a typical 1,800-square-foot single-family home in Santa Rosa is approximately ~~$508,000~~$352,500 (buildingcost.net). This estimate ~~assumes a construction cost per square foot of $100 and~~ includes construction costs for off-site and site work, soft costs such as architecture and engineering, other costs including fees, marketing, insurance, contingency, and profit.

Cost for construction of new multifamily units ~~hovers at~~ ranges from $32~~0~~0,000 to $350,000 based on an estimate provided by Burbank Housing Development Corporation, a local developer that has constructed many multifamily projects in the city. ~~the average construction cost for the last seven affordable projects assisted by the City. Those projects and their construction cost per unit include: the Crossings, $353,000; Monte Vista, $290,200; Arroyo Point, $287,600; Jennings Court, $219,680; Rowan Court, $354,850; Colgan Meadows, $359,460; and Olive Grove, $248,700.~~

Financing new residential development can be a significant cost. Residential financing for both single-family and multiple-family housing is generally available. Developers of single-family projects often secure loans for land acquisition, installation of improvements, and lastly, construction. Land acquisition and development loan rates are typically the prime rate plus 0.5 to 2 percent, which was ~~five and one half~~ 3.6 to ~~seven~~ 4.5 percent in fall ~~2008~~2013. Apartment loan rates are generally slightly lower.

Developers of affordable housing face challenges in securing financing. Due to the limited possible return from rents or sales prices of affordable units, many private lenders are concerned with the financial returns for these types of projects. Additional financing and subsidy for affordable projects is necessary and is generally available from local sources such as the Housing Allocation Plan in-lieu fee ~~and redevelopment tax increment funding~~, as well as state and federal programs such as HOME and the Community Development Block Grant.

AFFORDABLE HOUSING PROGRAMS

The City of Santa Rosa operates numerous programs aimed at maintaining and expanding housing opportunities in the community. The City's Housing Authority was established in 1971 with a goal to provide decent, safe, and sanitary housing in Santa Rosa. The Housing Authority has four basic approaches to meeting this goal:

- Development of new units
- Rehabilitation of existing units
- Rental assistance
- Special housing projects

In the area of new affordable housing, the City concentrates primarily on the development of rental units. This is because the need for housing is greatest for very low- and low-income households, and many families cannot afford a down payment, even at an affordable sales price. The City participates in new affordable housing developments typically by providing funds to affordable housing developers which then leverage that funding to secure other funding and financing to develop affordable housing projects.

At an outreach event for this Housing Element, it was suggested that the City revisit its funding strategy in light of the loss of Redevelopment Agency funds to support affordable housing development and changes to eligibility criteria for Low Income Housing Tax Credits. As of this writing, staff from the Department of Economic Development and Housing is working with the Housing Authority to review and revise, as appropriate, the Authority's approach to providing funding assistance for affordable projects. For example, rather than providing funds to several proposed projects, the Authority may shift its approach to channel funds to fewer projects to ensure the amount provided will serve as adequate leverage in pursuing other funding sources.

While ~~In 2007,~~ the Housing Authority committed no funding for affordable projects in 2012, it authorized approximately $3.3 million in 2011 to support three projects that will contain 110 units. ~~authorized $7,482,289 in support of four affordable housing developments including 356 dwelling units.~~ Funding sources for these projects include Housing Allocation Plan ~~in lieu~~ F~~f~~ee revenues, HOME funds, Community Development Block Grant funds, ~~Redevelopment Low-Mod funds,~~ and the City's General Fund.

Santa Rosa Housing Trust

In 2002, the Housing Authority of the City of Santa Rosa created the Santa Rosa Housing Trust to assist in the development of new affordable housing and the acquisition and rehabilitation of housing for low-income households. The trust is an umbrella for housing funding, and it works to maximize and leverage available federal, state, and local funding. Funding for the trust is provided from Community Development Block Grant funds, HOME funds, a portion of the real

property transfer tax, ~~Redevelopment Housing set-aside funds, and~~ the Housing Allocation Plan ~~in lieu~~ impact fee, fund repayment from a variety of sources, and other sources of income.

Rehabilitation Loan Program

The City's Rehabilitation Loan Program is ~~funded through federal and state housing funds~~ currently suspended due to a lack of funding. When funds are available, l~~L~~oans are made to low-income owner occupant households, mobile home owners, and landlords who rent to low-income tenants. The City will consider reinstating the program (Policy H-B-1) if funding becomes available. ~~In 2007, 82 units (79 rental and 3 ownership) were rehabilitated through rehabilitation loans and the Housing Accessibility Modification Program. The city committed $307,000 to rehabilitate these units, 48 of which are affordable to low income households and 34 of which are affordable to very low income households. Thirty two of the units were modified for disabled residents.~~

~~*Redevelopment Housing Funds*~~

~~The city receives 20 percent of tax increment funds from four redevelopment areas: Santa Rosa Center/Grace Brothers, Roseland, Southwest, and the Transit Oriented Development Project Area (TORPA). A fifth redevelopment area, Gateways, is anticipated to be in effect during 2009. Tax increment from the Southwest Redevelopment area was $1,148,797 in 2006/07. Tax increment of $456,760 was realized from the Santa Rosa Center/Grace Brothers area.~~

~~During the Housing Element period from 2007 to 2014, approximately $12.7 million is anticipated to accrue to the Low and Moderate Income Housing Fund. These funds will be utilized predominantly for construction of new units affordable to extremely low, very low, and low income households. This includes $700,000 from the Roseland area, which is half of what is expected to be generated since this is a joint DeTurk Commons features higher density Santa Rosa/Sonoma County redevelopment area. If ownership units for lower income households. the area is annexed to the city during the period, all tax increment generated will go to the city. Tax increment of $8.7 million is projected in the Southwest Project Area. The Santa Rosa Center/Grace Brothers area is anticipated to generate $3.3 million. No funds are anticipated through the Transit Oriented Redevelopment Project Area. In addition, in mid-2008, the Redevelopment Agency received a $14.7 million line of credit from Exchange Bank, increasing the affordable housing funds available during the period. Repayment will occur through revenue realized from the Santa Rosa Center/Grace Brothers and Southwest Redevelopment Areas.If the Gateways Redevelopment Area becomes effective, it is estimated that an additional $3.8 million will be generated in housing funds during the period.~~

~~The Low and Moderate Income Housing Fund plays an important role in funding city housing programs. In 2007, redevelopment housing funds accounted for about 30 percent of the annual discretionary funds available to support affordable housing programs. Due to the anticipated growth in tax increment, this percentage is expected to increase. Thus, the redevelopment housing fund is a critical piece of the funding puzzle in Santa Rosa. The redevelopment fund will~~

~~continue to constitute a large portion of funds available for housing development and rehabilitation in Santa Rosa in coming years~~

Housing Allocation Plan

Housing development in Santa Rosa is subject to the Housing Allocation Plan, the purpose of which is to increase the number of affordable housing units in the community. While ~~some large projects are required to~~ developers have the option to provide low-income units on-site, the majority of housing projects in Santa Rosa are subject to the Housing Allocation Plan's housing impact ~~in lieu~~ fee. In 2012, $620,180 was collected in housing fees and added to the Housing Allocation Plan fund. In 2013, $357,755 was collected and added to the fund. The amount of Housing Allocation Plan fees collected since the ordinance's adoption in 1992 is more than $25 million, including loan repayment and interest.

~~Between 1992 and the end of 2007, $22,298,865, plus interest and loan repayment, has been collected in Housing Allocation Plan in lieu fees.~~ Since the inception of the Housing Allocation Plan in 1992, ~~1,178~~ 1,633 units have been assisted, approved, or developed with the assistance of in-lieu fees. Of these units, ~~731~~ 1,024 are affordable to very low-income households and ~~447~~603 are affordable to low-income households. Projects providing affordable units on-site have developed 15 very low-income units and 93 low-income units since 1992.

Community Development Block Grant and HOME Funds

The City receives Community Development Block Grant (CDBG) funds from the US Department of Housing and Urban Development (HUD), a majority of which are allocated for new development and rehabilitation. Home Investment Partnership Program (HOME) funds are federal funds generally available for acquisition, new development, and homebuyer down payment assistance. CDBG funds fluctuate annually, but are anticipated to be approximately $1.2 million per year. ~~available to housing in 2007 totaled $1,440,783 and assisted the development of 99 future affordable housing units.~~ The City's allocation of HOME funds ~~equaled $930,790 in 2007~~is expected to be approximately $550,000 annually ~~and supported the development of 61 new affordable units and the acquisition and conversion of a 12 bed transitional supportive housing facility~~.

~~*Operating Reserves of the Housing Authority*~~

~~The Housing Authority may allocate funds from its reserves for affordable housing projects. Reserves are derived based on the efficiency of operation of Housing Authority programs. The amount of reserve funds varies, and reserves are not always available, depending on market factors and operating costs of the Housing Authority. Operating reserves available to housing in 2006 were $259,635 and were used, in addition to bond funding, for rehabilitation, infrastructure improvements, and rental subsidies to tenants at Leisure Mobile Home Park. Half of the units in the park were restricted to lower incomes for 55 years, with 36 units affordable to very low income households and 55 units affordable to low income households.~~

Portion of Real Property Transfer Tax

The City of Santa Rosa collects a tax when real property is sold. The tax is collected by the County Recorder at the time of recording and is based on the amount paid for the property at a rate of $2.00 per $1,000 of value (as of February 2014). The City designates 20 percent of income from this tax to support affordable housing and homeless services. Policy H-B-7 directs the City to continue to designate a portion of this tax for housing programs and consider increasing the allocation to assist with the development of affordable units.

Other Sources of Revenue

Other sources of revenue for development and/or rehabilitation of the city's affordable housing supply include:

- Tax credits (federal and state programs)
- Tax Exempt Multifamily Bonds
- Mortgage Credit Certificates (federal program)
- Multifamily Housing Program (state program)
- Cal HFA (state program)
- Joe Serna Farmworker Housing (state program)
- Residential Development Loan Program (state program)
- BEGIN (state program)
- CalHome (state program)
- Continuum of Care (for homeless programs)
- Private resources such as the local Loan Consortium, Federal Home Loan Bank Affordable Housing Programs, and Sonoma County Community Foundation
- Loan repayment from a variety of sources

Density Bonus and Infill Programs

The Density Bonus Program allows projects to develop at densities higher than allowed by the General Plan in return for affordable housing, senior housing, donations of land for affordable housing, condominium conversions that include affordable housing, and child-care facilities. ~~One project, DeTurk Winery Village, was approved in 2007 utilizing the density bonus provisions of state law. This project proposes 78 units on 3 acres, with 6 units affordable to very~~

~~low income households. The project received a 35 percent bonus, increasing the overall project density from an allowed 18 units per acre to 24 units per acre.~~

~~Similar to the Density Bonus Program is the City's infill policy. This policy allows projects of 3 acres or less in the Low Density land use category (maximum 8 units per acre) to increase density up to 15 units per acre as long as compatibility with surrounding uses can be achieved and 1 very low-income unit or 2 low-income units are provided for every 10 market-rate units. Three projects have been approved utilizing this program: Aston Way Homes (13 units), Clover Apartments (5 units) and Quilici Minor Subdivision. Each project is expected to provide one very low income unit.~~

Fast Track Policy

The Fast Track Policy is a City policy that allows quicker processing of development projects in return for affordable units. This provision has not been greatly utilized in the last few years due to reduced development permitting activity and because the City's policy is to process development projects within 90 to 120 days. In 2008, the Amorosa Village affordable housing project requested and received fast track processing. The project was approved 83 days after its development application was submitted. While this project was appealed, its approval was upheld 130 days after application submittal.

Section 8 Housing Choice Voucher Rental Assistance

The Section 8 Housing Choice Voucher Program assists very low-income rental households, including families, seniors, and disabled persons. Funding for the program is from HUD. Tenants pay from 30 to 40 percent of monthly income toward rent, and the Section 8 subsidy pays the remainder to the property owner.

The Housing Authority administers the Housing Choice Voucher Program, which in ~~2007~~2012 served ~~1,391~~1,482 rental households in Santa Rosa. In addition, the Housing Authority administered ~~350~~ 268 county vouchers being used in the city as of ~~2007~~ 2012.

The Housing Authority also administers the Veterans Affairs Supportive Housing (VASH) program. The VASH program combines Housing Choice Voucher rental assistance with case management and clinical services provided by the Department of Veterans Affairs to assist homeless veterans. As of 2014, the program served over 100 veterans in Santa Rosa.

Neighborhood Revitalization Program

The purpose of the Neighborhood Revitalization Program is to improve living conditions and quality of life in deteriorating neighborhoods. An interdepartmental City task force works to achieve this goal.

The Economic Development and Housing Department coordinates the program, which also includes staff from Community Development, Fire, Police, Recreation and Parks, and the City

Attorney's Office. Building and fire inspections are conducted to ensure decent, safe, and clean housing. A Youth Coordinator and a Community Outreach Specialist work with the community and schools to coordinate youth activities, referrals for job training, and social, educational, and cultural programs for adults. A police officer is part of the team to provide a presence and improve the overall neighborhood feeling of safety, and the City Attorney works with the owners, residents, and neighborhood associations to gain compliance with local and state law. In addition, low interest rehabilitation loans are available from the City's Economic Development and Housing Department.

The Neighborhood Revitalization Program considers neighborhood characteristics in determining a course of action for improvements. It has registered many successes, including neighborhood cleanup days, new playground equipment, paving, landscaping, and rehabilitation of numerous housing units. The program has five focus neighborhoods: Apple Valley/Papago, Aston, Corby/Olive, South Park, and Sunset/Delport.

Mobile Home Rent Control

The City implemented rent control for mobile home spaces in 1993 in order to ensure affordability for homeowners, most of whom are on fixed incomes. At the same time, rent stabilization is intended to allow mobile home park owners to maintain a fair and reasonable return.

Rent control applies to spaces that have a rental agreement term of 12 months or less. Annual rent increases are limited to the percentage change in the Consumer Price Index, but any increase is limited to a maximum of 6 percent.

The majority of mobile home parks, which include over 2,000 spaces, in Santa Rosa are subject to rent control.

Preservation of Affordable Units

For at least 30 years, a variety of programs have provided incentives for the development of affordable rental housing in Santa Rosa. These programs are administered by HUD, insured by the Federal Housing Administration (FHA), financed by Multifamily Revenue Bond issuance or tax credits, and governed by a Density Increase Program or Housing Allocation Plan contract. In return for certain considerations, developers sign contracts to provide units at affordable rents from 10 to 55 years. Once the term of the contract is up, the owner of the rental units can raise the rents to market rate. This can have the effect of displacing the low- and very low-income tenants who cannot afford increased rents.

As illustrated in Table 4-31, a total of ~~793~~ 873 units are at risk of converting to market rate between ~~2009~~ 2014 and ~~2014~~2022~~, and 180 are at risk between 2015 and 2019. Of these units, 144 are occupied by elderly residents.~~ Many of these housing units are owned by nonprofit housing organizations and are at low risk of converting to market-rate rentals. ~~These low risk~~

~~units include 144 elderly units and 94 non-elderly units for a total of 238. Therefore, there are 735 non-senior units which are at greatest risk of losing current affordability between 2009 and 2019.~~

The City is engaged in ongoing communications with the management or owners of the listed at-risk properties. The management of Chelsea Gardens, Jennings Court, Silvercrest, Valley Oak Park, and Woodcreek Village have indicated their intent to renew HUD contracts and maintain affordability. The City is committed to working proactively to retaining these units (Policy H-B-3).

In 2012, the City was successful in preserving 200 existing affordable housing units at risk of converting to market rate, including 46 very low-income and 154 low-income units, through consolidation of prior loans and negotiation with property owners to extend the affordability of the Sonoma Creekside and Bethlehem Towers projects by 55 years. However, in the same year 11 (one very low-income, nine low-income, and one moderate-income) units were converted to market rate.

At an estimated cost of $32~~0~~0,000 to construct new affordable units (based on an estimate from Burbank Housing), it would cost $~~237.9~~ 279.4 million to replace the ~~793~~873 units at risk from 2014 to 2024~~between 2009 and 2014, and $54 million to replace the 180 units at risk between 2015 and 2019 (total $291.9 million).~~ Preserving the units would be considerably less expensive than building new units. At an estimated cost of $200,000 per unit, it would cost $17~~9~~4.6 million to preserve the units. Funds that could be available to preserve at-risk units include Community Development Block Grant ~~and redevelopment~~ funds.

Affordable housing developers with the legal and managerial capacity to acquire, build, and manage affordable housing developments in Santa Rosa include Burbank Housing Development Corporation, Bridge Housing Corporation, Urban Housing Communities, USA Properties, Ecumenical Affordable Housing, Petaluma Ecumenical Properties, and Episcopal Homes.

Table 4-31: Santa Rosa Low-Income Rental Units at Risk of Converting to Market Rate

Project Name/Location	*Assistance Program*	*Total Units*	*Units at Risk*	*Earliest Conversion Date*
Chelsea Gardens 1220 McMinn Avenue	HUD	120	120	2/28/2014
Gorsman Apartments 1289 Martha Way	LIHTC	13	13	Post Year 15
Hendley Circle Apartments 1415 Hendley Circle	LIHTC	27	27	Post Year 15
Henry House* 1822 Manor Drive	HUD 202 PRAC	4	4	12/31/2017
Jennings Court (E) 1080 Jennings Avenue	HUD 202 PRAC	54	54	4/30/2014
Rosenburg Building (E) 306 Mendocino Avenue	LIHTC	77	76	Post Year 15
Silvercrest Residence (E)* 1050 Third Street	HUD 236 (J)(1)	187	144	7/31/2014
Valley Oak Park I* 2600 Northcoast Street	HUD 236 (J)(1)	100	100	9/30/2014
Valley Oak Park II* 2600 Northcoast Street	HUD 236 (J)(1)	131	131	9/30/2014
Walnut Grove Apartments* 450 Stony Point Road	HUD 221 (D)(4)	104	104	10/31/2018
Windham Village (E) 1101 Prospect Avenue	Cal HFA	50	44	10/30/2015
	Investor/Owner Rehab		6	2/2/2016
Woodcreek Village 101 Boas Drive	Cal HFA	50	50	5/7/2014
Total		917	873	(324 Elderly)

Sources: City of Santa Rosa Department of Economic Development and Housing 2014; California Housing Partnership Corporation 2013

** Denotes project in which all or a portion of tenants use Section 8 vouchers.*

(E) Denotes senior units.

4-4 REGIONAL HOUSING NEEDS ALLOCATION

State law establishes that regional councils of government, in Santa Rosa's case the Association of Bay Area Governments (ABAG), shall identify for each city and county its "fair share allocation" of its most recent Regional Housing Needs Allocation (RHNA). Adopted in ~~May 2008~~July 2013, the RHNA considers several factors in determining the allocation, including household growth, employment growth, existing employment, and household and employment growth near transit. Needs are assessed for the period from January ~~2007~~ 2014 to ~~July 2014~~ October 2022. Cities and counties must address these local shares of regional housing in each jurisdiction's Housing Element.

State law also requires that the RHNA consider the need for housing at all income levels. ABAG bases the total number of units by income category on the regional average distribution of households across the various income categories. Table 4-32 shows the distribution of housing needs by income category for Santa Rosa as assigned by ABAG. The income categories are described in the preceding Housing Affordability section.

Table 4-32: Regional Housing Needs Allocation, 2014–2022

Income Category	*Housing Need*	*Percentage*
Extremely Low*	473	10%
Very Low	474	11%
Low	581	12%
Moderate	759	16%
Above Moderate	2,375	51%
Total Projected Need	**4,662**	**100%**
Average Annual Need	548	

Source: ABAG Regional Housing Needs Allocation, July 2013

** The ABAG RHNA did not include a specific need for units affordable to extremely low-income households; this is estimated at 50% of the need projected for very low-income households.*

QUANTIFIED OBJECTIVES

Table 4-33 identifies the City's quantified housing objectives for the period between January ~~2008~~ 2014 and ~~June 30, 2014~~ October 2022. Policies in this Housing Element illustrate the programs that will be undertaken to meet these objectives.

Table 4-33: Quantified Objectives, 2014–2022

Income Group	*New Construction*	*Improvement/Rehabilitation*	*Conservation*	*Total*
Extremely Low	473	850	504	1,827
Very Low	474	1,700	736	2,910
Low	581	1,700	2,000	4,281
Moderate	1,014	–	–	1,014
Above Moderate	2,375	–	–	2,375
Total	**4,917**	**4,250**	**3,240**	**12,407**

Source: City of Santa Rosa 2014

The following provides additional objectives and annual figures to explain the 8~~6~~.5-year program figures in the table above.

1) Help ~~fund~~ facilitate the development of 56 extremely low-income, ~~210~~ 56 very low-income, and ~~138~~ 68 low-income units annually to meet the ABAG Regional Housing Needs Allocation (supported by multiple policies, including Policies H-A-1, H-A-2, H-C-1, H-C-2, H-C-4, H-C-5, H-C-6, H-C-8, H-C-9, H-C-10, H-C-12, H-F-2, and H-F-3).

2) Assist in the improvement and rehabilitation of 500 units annually (~~25~~ extremely low-, very low-, and ~~25~~ low-income housing units) (supported by Policies H-B-1 and H-B-4).

3) Promote development of 30 second units annually (supported by Policy H-C-7).

4) Preserve the existing emergency shelter beds and units of transitional and supportive housing (supported by Policies H-D-1, H-D-8, and H-D-9). This includes 504~~1 year round and 44 winter only~~ beds in emergency shelters, ~~375~~351 units of transitional housing, and 385 units of permanent, supportive housing.

5) Preserve the existing inventory of federally and locally funded affordable units including the ~~793~~ 873 units with the potential to lose affordability from ~~2009~~ 2014 to ~~and 2014~~2022 (supported by Policy H-B-3).

6) Preserve the 2,000 existing mobile homes, which are largely occupied by lower-income seniors (supported by Policy H-B-2).

4-5 SITES INVENTORY AND ANALYSIS

State law requires that Housing Elements include a parcel-specific inventory of sites that are appropriately zoned, available, and suitable to provide opportunities for the provision of housing for all segments of the community. ~~Santa Rosa addresses this requirement primarily through the identification of vacant residential sites, though some underutilized sites are included.~~ As demonstrated in this section, there is ~~The city limits contain~~ sufficient land in the city limits to meet ~~to allow for~~ identified housing needs.

Santa Rosa's inventory of adequate sites lists individual sites by General Plan designation and separates the sites which are currently zoned consistently with the General Plan and those which are not zoned consistently. Each record also includes the site's zoning, size, unit capacity, and whether it is currently served with water and sewer service and located near transit~~, or is within the range of the California Tiger Salamander~~.

The City's land inventory was developed utilizing the City's GIS land use database, which is based on assessor's data and field surveys. The database was updated in 2013. ~~Each of the sites designated Medium or Medium High Density was reviewed in the field to ensure site viability.~~ Land is available throughout the city as well as in the Urban Growth Boundary and includes small and large sites. ~~The inventory was developed in late 2007.~~ This section includes tables that detail approved projects (Table 4-35), summarize land available for residential development (Table 4-36), summarize land in the Urban Growth Boundary available for development (Table 4-37), list sites relied upon to meet the extremely low-, very low-, and low-income RHNA (sites zoned to allow 30 units per acre or more) (Table 4-38), and summarize potential residential development opportunities on underutilized sites. Tables that list parcels available for development in low- and medium-density land use categories are available ~~parcel specific charts are~~ in the appendix to this element, in Tables 4-40 through 4-52.

CAPACITY TO MEET THE 2014–2022 RHNA

Table 4-34 illustrates the City's capacity to meet its Regional Housing Needs Allocation (RHNA) for the 2014 to 2022 planning period. Approved multifamily projects will provide 464 units, 138 of which will be deed restricted for affordability. Land available for residential development can accommodate over 13,000 units. As shown in the table and further described in this section, Santa Rosa has available land to accommodate housing well in excess of the RHNA.

Table 4-34: Summary of Capacity to Meet the RHNA

	Extremely Low Very Low	*Low*	*Moderate*	*Above Moderate*	*Total*
RHNA	947	581	759	2,375	4,662
Units in approved multifamily projects (see Table 4-35)[1]	196		326		522
Vacant land (see Tables 4-36 and 4-38, and Tables 4-40 to 4-51 in the appendix)[2]	1,516		11,563		13,080
Underutilized sites (see Table 4-52 in the appendix)[3]	829		-		829
Remaining RHNA (surplus capacity)	**(1,013)**		**(8,755)**		**(9,769)**

Source: City of Santa Rosa Community Development Department 2014

1 .The 196 units in approved multifamily projects are units that are planned within affordable projects with income restrictions. These projects are Catalina Townhomes, Lantana Place, and Tierra Springs Family Apartments.

2. For purposes of this analysis, sites in the MHD, TVM, and TVMX land use categories are assumed to be appropriate for lower-income development and capacity on all other sites is assumed to be appropriate for moderate- or above moderate-income housing. Affordable development is allowed and encouraged on sites in all land use categories.

3. Identified underutilized sites allow densities of 30 to 40 units per acre. Based on allowed/anticipated densities, these sites are considered to be appropriate for the development of lower-income housing for purposes of this analysis.

Approved Projects

Table 4-35 shows units in approved multifamily projects that are likely to be constructed early in the planning period. Catalina Townhomes will offer affordable self-help homeownership opportunities. Lantana Place and Tierra Springs are planned for affordable family housing, and The Cannery and Tierra Springs are market-rate projects.

Table 4-35: Approved Multifamily Projects

APN	*Project Name*	*Acres*	*Units*	*Quad*	*Description*
010-171-018	The Cannery	1.40	56	NW	Market rate
Multiple	Catalina Townhomes	3.95	60	NW/SE	Affordable self-help ownership housing
043-121-013	Lantana Place	3.90	94	SW	Affordable family rental housing
041-161-031	Range Ranch	14.33	270	NW	Market rate
044-041-087	Tierra Springs Family Apartments	1.43	42	SE	Affordable family rental housing
Total		**25.01**	**522**		

Source: City of Santa Rosa Department of Community Development 2014

Land Inventory

Table 4-36 provides a summary of the land inventory by land use category for land in the city limits. More than ~~2,000~~2,500 acres of land are available for residential development in Santa Rosa's city limits and more than 13,000 units can be developed on that land.

Table 4-36: Summary of Land Available for Residential Development in the Santa Rosa City Limits (by General Plan Land Use Category)

		VLD	*LD*	*LOS*	*MLD*	*MD*	*MHD*	*R/MD*	*TVM*	*TVMX*	*Total*
Zoned	Acres	654	576	117	58	161	48	35	2	8	**1,659**
	Units	655	3,879	469	661	2,349	1,151	450	57	308	**9,980**
Not Zoned	Acres	96	158	590	22	40	–	45	–	–	**952**
	Units	96	1,059	590	223	586	–	546	–	–	**3,100**
Total	**Acres**	**750**	**733**	**708**	**81**	**201**	**48**	**81**	**2**	**8**	**2,611**
	Units	**751**	**4,938**	**1,060**	**884**	**2,936**	**1,151**	**996**	**57**	**308**	**13,080**

Source: City of Santa Rosa Department of Community Development 2014

Additional land, located outside of the city limits, is available for residential development in the Urban Growth Boundary. This land could accommodate over 7,600 units on over 1,500 acres. Table 4-37 provides a summary of this land by General Plan land use designation.

Table 4-37: Housing Opportunities in the Urban Growth Boundary

Land Use Designation	*Total Acres*	*Units*
Very Low Density	811	811
Low Density	446	2,988
Low Density Open Space	43	172
Medium Low Density	86	860
Medium Density	145	2,117
Medium High Density	19	456
Retail/Medium Density	16	192
Transit Village Medium	0.21	5
Total	**1,566.21**	**7,601**

~~Santa Rosa anticipates development of approximately 25,225 new housing units at General Plan buildout in 2035. - 21,400 on vacant land and 3,750 in the two Station Area Specific Plan areas, where most land is currently developed and will be redeveloped at higher residential densities. Santa Rosa has land available in the city limits for the identified housing need of 6,534 units to be developed. Land zoned consistently with the General Plan will accommodate approximately 7,700 units.~~

~~The Downtown and North Santa Rosa Station Area Specific Plan areas provide additional opportunities for housing development near existing and planned transit.~~

There are 48 acres of undeveloped land designated Medium High Density and 11 acres of undeveloped land designated Transit Village Medium and Transit Village Mixed Use in the city limits. The Medium High Density range is 18 to 30 units per acre, the Transit Village Medium density range is 25 to 40 units per acre, and the Transit Village Mixed-Use density range is 40 units per acre minimum with no upper limit. All of these vacant sites are zoned consistent with

the General Plan land use designations and are expected to yield 1,516 units to meet the RHNA for very low- and low-income households. Most sites are 2 acres or larger. These sites are listed in Table 4-38 and illustrated in Figure 4-2.

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

Map #	*APN*	*Zoning*	*Acres*	*Unit Capacity*	*Quad*	*Served*	*Transit*
Medium High Density (density assumption: 24 du/ac)							
1	036-011-041	R-3-30	10.43	250	NW	Y	Y
2	035-141-024 *	PD	7.30	175	SW	N	Y
	035-141-025 *	PD	4.38	105	SW	Y	Y
	035-141-026 *	PD	1.42	34	SW	N	Y
	035-141-034 *	PD	0.72	17	SW	N	Y
3	041-161-030	R-3-30-SA	5.05	121	NW	Y	Y
4	010-510-021	R-3-30-SA	3.45	83	NW	Y	Y
5	182-180-021	CSC	3.20	77	NE	Y	Y
6	044-041-096	PD	2.75	66	SE	Y	Y
7	009-081-053	R-3-30	1.97	47	NE	Y	Y
8	044-021-072 *	R-3-30	1.91	46	SE	Y	Y
	044-021-019 *	R-3-30	1.38	33	SE	Y	Y
	044-021-072 *	R-3-30	0.45	11	SE	Y	Y
9	038-141-035 *	R-3-30	1.85	44	SE	Y	Y
	038-141-036 *	R-3-30	0.35	8	SE	Y	Y
	038-141-008 *	R-3-30	0.34	8	SE	Y	Y
	038-141-033 *	R-3-30	0.18	4	SE	Y	Y
10	036-091-055 *	R-3-30-SA	0.50	12	NW	Y	Y
	036-091-005 *	R-3-30-SA	0.34	8	NW	Y	Y
MHD Zoned Total			**47.96**	**1,151**			
Transit Village Medium (density assumption: 24 du/ac)							
11	125-067-003	TV-R	0.51	12	SW	Y	Y
	125-121-002	TV-R	0.40	10	SW	Y	Y
12	010-086-014	TV-R-SA	0.50	12	NW	Y	Y
13	010-133-006	TV-R-LIL	0.50	12	NW	Y	Y
14	125-122-009	TV-R-SA	0.18	4	SW	Y	Y
	125-122-003	TV-R-SA	0.18	4	SW	Y	Y
15	125-121-016	TV-R-SA	0.08	2	SW	Y	Y
16	125-122-008	TV-R	0.03	1	SW	Y	Y
TVM Total			**2.39**	**57**			
Transit Village Mixed Use (density assumption: 40 du/ac)							
17	010-171-019	TV-M-H-SA	3.46	139	NW	Y	Y
	010-171-012	TV-M-H-SA	0.70	28	NW	Y	Y

Map #	APN	Zoning	Acres	Unit Capacity	Quad	Served	Transit
18	010-166-003	TV-M-H-SA	2.19	87	NW	Y	Y
19	010-166-006	TV-M-H-SA	0.80	32	NW	Y	Y
20	010-175-005	CD-7	0.31	13	NW	Y	Y
21	010-074-006	TV-M-H-SA	0.12	5	NW	Y	Y
22	010-171-014	TV-M-H-SA	0.12	5	NW	Y	Y
TVMx Total			**7.70**	**308**			

Source: City of Santa Rosa Department of Community Development 2014

** Parcel is adjacent to other sites available for development and there may be potential to utilize multiple parcels for a larger project.*

Sites designated Medium High Density, Transit Village Medium, and Transit Village Mixed Use are viewed as the most likely locations for new affordable housing development in Santa Rosa since these sites accommodate residential densities of 30 to 40 units per acre, with no upper limit in the Transit Village Mixed Use designation. While the Medium Density land use category includes a maximum density of 18 units per acre, lands with this designation have yielded most of the affordable housing projects in Santa Rosa since 2000.

Zoning to implement the Medium High Density, Transit Village Medium, and Transit Village Mixed Use land use designations include the R-3-30 and R-3-HD Multifamily Residential zoning districts for Medium High, the Transit Village-Residential zoning district for Transit Village Medium, and the Transit Village-Mixed zoning district for Transit Village Mixed Use. As discussed in the constraints analysis, the development standards are designed to facilitate high-density development.

In addition to sites with higher-density land use designations, t~~T~~here are ~~185~~ 210 acres of undeveloped land designated Medium Density and 80 acres of undeveloped land designated Mixed Use (Retail & Business Services/Medium Density) ~~and 61 acres designated Medium High Density~~ in the city limits. Of this, ~~119~~170 acres of Medium Density land and 35 acres of Retail & Business Services/Medium Density land ~~51 acres of Medium High Density land~~ are zoned consistently with the General Plan. The Medium Density range is 8 to 18 units per acre. These zoned sites are expected to yield 3,008 units ~~Medium High is 18 to 30 units per acre.~~ The City expects affordable housing to be developed on Medium Density sites consistent with past development activity but is not relying on these sites to meet the RHNA. Tables 4-40 through 4-52 in the appendix provide detail regarding these sites. ~~There are nearly six acres of vacant Transit Village Mixed Use, with a minimum density of 40 units per acre, with no maximum, and three-quarters acre vacant Retail Business Services, with no maximum density range, where residential use is anticipated.~~

As illustrated in Table 4-36, lower-density sites in the city zoned consistently with the General Plan can accommodate ~~4,533~~5,664 units on ~~1,231~~1,405 acres. The lands designated Very Low Density, Low Density, Low Density/Open Space, and Medium Low Density can accommodate the moderate- and above moderate-income need of ~~4,018~~3,134 units identified for Santa Rosa.

Additionally, ~~662~~866 acres in these land use categories are not currently zoned consistently with the General Plan, which could accommodate ~~3,254~~1,968 units.

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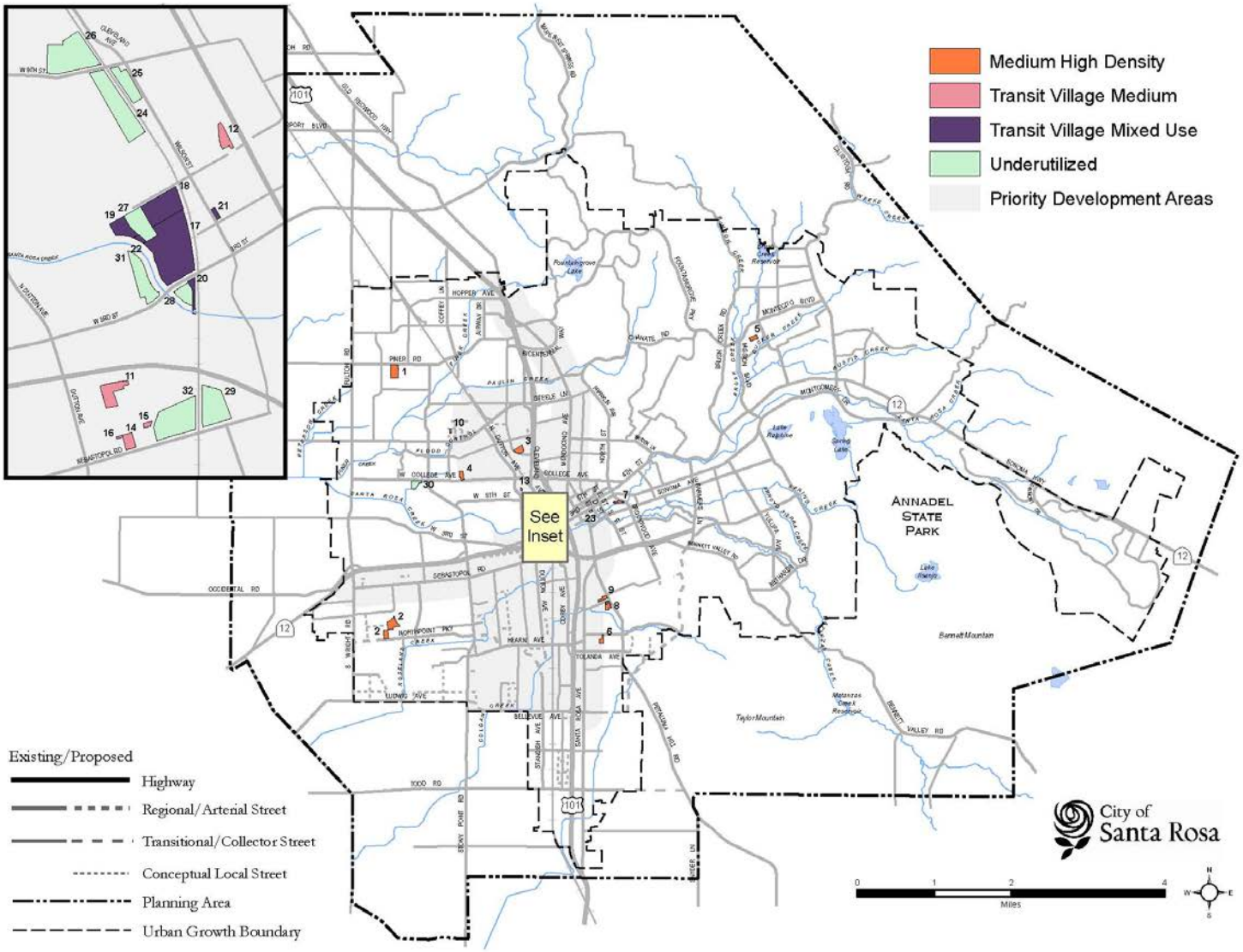
Figure 4-1: Land Inventory Map



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REALISTIC DEVELOPMENT CAPACITY

The City considered land use policies and recent development trends to determine realistic development capacity. The Transit Village Mixed Use designation conservatively utilizes the designation's minimum density of 40 units per acre to determine a site's unit capacity, although it is expected that many sites will develop at higher densities due to their proximity to future rail stations. ~~Projects developed in the Medium Density category overt he last few years had an average density of 14.6 units per acre. Two projects in the Medium High category were at 30 units per acre, one which had a density bonus. Another project was at 22 units per acre. Thus,~~ T~~t~~he midpoint of 24 units per acre was used to estimate unit yields of vacant Medium High Density sites, consistent with General Plan Policy LUL-F-2 that requires development in this designation to build at this level of density or higher.

~~In these higher density categories, sites were included if they were a quarter acre or more. An exception was made in a few cases where vacant parcels less than a quarter acre were located adjacent to other vacant parcels of the same land use category. These instances are called out in the tables in the appendix. This site inventory relies on a variety of sites to accommodate the Regional Housing Needs Allocation. Lands in Medium and Medium High Density of one or more acre in size are available to meet this need, along with sites designated Transit Village Mixed Use, Retail Business Services, and underutilized sites, described more fully below. There are 163 acres of undeveloped Medium Density land of on sites of 1 acre or more in the city which will accommodate 2,367 units. In the Medium High Density category, there are 61 acres on sites of 1 acre or more which will accommodate 1,472 units. Other vacant and underutilized sites will accommodate over 1,100 units.~~

~~Tables 4-37 through 4-42 show higher density sites in the city limits. Most sites are 2 acres or more. These sites are illustrated in Figure 4-1. The city's RHNA for very low and low income units is 2,266 units for the remaining planning period (after 2007 permitting is considered); the sites identified could accommodate these units. Sites which can develop at 30 units per acre or more will accommodate 2,594 units. Larger Medium Density Residential sites, which have supported numerous past affordable housing projects, will accommodate about 2,008 units. Rezoning of those larger sites designated Medium and Medium High Density which are not zoned consistently with the General Plan at the time of adoption of the Housing Element will facilitate their development. Sites within the Downtown Station Area Specific Plan boundary are proposed to be rezoned for general plan consistency in 2010, which will assist in their development. In addition, of sites designated Retail Business Services/Medium Density, there are 29 acres zoned consistently with the General Plan and 62 acres not zoned consistently. These sites are estimated to generate 342 and 741 units, respectively.~~

Considering recent development trends, the average density for Low Density developments is 6.7 units per acre and the average for Medium Low Density is 10 units per acre. The average density in Medium Density developments is 14.6. These densities were utilized to determine the

realistic capacity of sites in those designations. The City assumed 1 unit per acre for Very Low Density sites and 4 units per acre for Low Density/Open Space sites.

OTHER CONSIDERATIONS

Potential Density Increases

The General Plan contains a policy that allows increases in density in some circumstances. Medium Density sites can be developed at up to 30 units per acre if at least 20 percent of units are affordable if the following criteria are met: (1) at least half the site is within one-quarter mile of a potential rail transit station, transit mall or transfer station, or community shopping center; (2) direct pedestrian access, to the extent feasible, from the development to the transit facility or community shopping center is provided; (3) development is not fenced or walled off from the surroundings; and (4) a high level of pedestrian and bicycle orientation, evidenced through Design Review, is provided. The 128-unit Olive Grove Apartment project took advantage of this policy to develop 76 very low-income, 50 low-income, and 2 unrestricted units at 28.4 units per acre. This policy is available to Medium Density sites meeting the above-noted criteria.

Collaborative Development

A unique affordable housing project ~~is in the planning stages in summer 2009~~ has been approved in unincorporated Sonoma County. The Crossroads is located in Sonoma County's jurisdiction but within Santa Rosa's Urban Growth Boundary and will require City utilities. Both Sonoma County and the City of Santa Rosa committed funding to the project and intend to share, 50-50, credit toward each jurisdiction's Regional Housing Needs Allocation when the project is issued building permits. This example of a city-county-affordable housing developer partnership benefits the community and will provide an additional 39 units outside those included in Santa Rosa's adequate sites analysis.

Priority Development Areas

The Priority Development Area (PDA) designation is available to jurisdictions that are planning increased residential development around existing or planned transit. The Downtown Station Area, the Roseland Area (located southwest of downtown), and the North Station Plan Area were designated PDAs in 2007, 2011, and 2012, respectively. In addition, two Santa Rosa transportation corridors are Priority Development Areas: Sebastopol Road and Mendocino/Santa Rosa Avenue. New development with increased densities around these corridors will support use of bus transit. PDA designation enhances the City's eligibility for funding to implement the plans.

POTENTIAL CONSTRAINTS

Water and Sewer Service

Sewer and water service are not considered constraints to housing development during the period, as outlined in the Constraints section of this element. The majority of ~~Medium and~~ 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.

Proximity to Transit

Distance from transit service is not considered a constraint. All of the higher-density sites are within one-half mile of a CityBus transit stop. The majority of the lower-density sites are also proximate to transit with the exception of Very Low Density sites, which are often in hillside and more remote locations of the city, and Low Density/Open Space areas, which are located generally near the edge of the city where less development has occurred due to the presence of wetlands and natural resources.

Endangered Species

As discussed in the Natural Resources section, a~~A~~ majority of sites in the inventory are shown to be within the range of the California tiger salamander (CTS), an endangered species. When the listing of the salamander and its habitat were first made in 2003, a wide area including large parts of southwest, northwest, and southeast Santa Rosa was identified. Since the listing, there has been study and refinement of the CTS range, but no official mapping of the smaller area has been completed. ~~Preliminary mapping eliminates the southeast and most of the northwest parts of the city. Potential habitat is reduced in the southwest. Therefore, the analysis which illustrates site constraints due to CTS is overstated.~~ The exact number of sites that might be affected by the salamander is unknown at this writing.

However, local agencies continue to address this issue and have developed the Santa Rosa Plain Conservation Strategy, more fully described in the Constraints section of this element. The strategy provides the biological framework for conservation of the endangered California tiger salamander and four rare plant species found in conjunction with wetland habitat on the Santa Rosa Plain. It identifies conservation areas and mitigation requirements for development projects that will impact the habitat of these protected species. A series of mitigation banks have been established that have allowed development to continue in affected areas. Mitigation at ratios of 1:1, 2:1, or 3:1 are required based on the project's distance from the protected resources.

~~The Colgan Meadows project, an 84 unit affordable housing development issued building permits in 2007, mitigated for impacts to wetlands and the California Tiger Salamander. The City of Santa Rosa provided $1.16 million for project proponents to purchase wetlands and CTS~~

~~credits. Mitigation at a 2:1 ratio for the 4.54 acre project resulted in approximately 10.1 acres or 101 credits.~~

~~ZONING APPROPRIATE TO ACCOMMODATE HOUSING FOR LOWER INCOME HOUSEHOLDS~~

~~Sites designated Medium and Medium High Density are viewed as the most likely location for~~ ~~Sites designated Medium and Medium High Density are viewed as the most likely location for~~ ~~new affordable housing development in Santa Rosa sincenew affordable projects have traditionally been located in these land use designations. Affordable projects in the Medium Density land use category include Northpoint Village Apartments (110 very low at 17.8 units per acre), West Oak Apartments (16 very low, 36 low at 15.1 units per acre), Panas Place Apartments (22 very low, 44 low at 15.6 units per acre), Timothy Commons (20 very low, 11 low at 17.2 units per acre), Jay's Place (26 very low, 14 low at 18.1 units/acre). Affordable projects in Medium High Density include Monte Vista (65 very low, 40 low at 30.2 units per acre), The Crossings (48 very low, at 22.4 units per acre), and Terracina (68 very low, 30 low at 23.9 units per acre).~~

~~Burbank Housing Development Corporation, an affordable housing developer in Santa Rosa, builds affordable housing on sites designated Medium Density in the city. While projects have often utilized density bonuses to increase densities, this is not always the case. Construction at densities greater than 18 units per acre is desirable to spread land costs over more units, but affordable projects have been and can be accomplished at and under 18 units per acre. According to Burbank Housing, projects at this density can be built at two stories, which offers lower construction costs than taller structures. This density range is also positive in neighborhood acceptance of affordable housing since it may be more compatible with surrounding uses.~~

~~Since 2005, most development of higher density housing has been affordable housing projects subsidized by the city and other entities or apartments constructed to meet the requirements of the Housing Allocation Plan. The following projects are not subsidized, and their rents reach some lower income households. Rents at the 755 Farmers Lane project range from $1,600 to $2,000 per month; at the Moore Center project in downtown, rents are from $1,500 to $1,900 per month; and at the Railroad Square Terraces, rents are from $990 to $1,650, some within the low and some within the moderate range.~~

~~Zoning to implement the Medium and Medium High Density land use designations include the R-3-15 and R-3-18 for Medium Density and the R-3-30 and R-3-HD for Medium High.Development standards for these zones are:~~

~~*Setbacks*~~

- ~~Front setback: 10 feet (though a 1 story portion may project 6 feet into the setback and stairs and landings may project 10 feet into the setback)~~

- ~~Side setbacks:~~
  - ~~Interior 1 story portion: 5 feet, except when abutting an R-3 district, then 0 setback required~~
  - ~~Interior 2 story portion: 10 feet, except when abutting an R-3 district, then 0 setback required~~
  - ~~Interior 3 story portion: 15 feet, except when abutting an R-3 district, then 0 setback required~~
  - ~~Abutting non-residential district: 10 feet~~
  - ~~Corner: 10 feet (though a 1 story portion may project up to 6 feet into the setback and stairs and landings may project 10 feet into the setback)~~
- ~~Rear setback: 15 feet except when abutting an RR or R-1 district, when 20 feet is required~~
- ~~Lot Coverage: 55 percent for R-3-15, 60 percent for R-3-18, 65 percent for R-3-30 and 75 percent for R-3-HD~~
- ~~Building Height: For all R-3 zones, 45 feet~~

~~These development standards were designed to implement the Medium and Medium High Density categories, and projects have been developed utilizing these standards. Projects in these density categories meeting the R-3-18 or R-3-30 zoning standards but not currently zoned consistently with the General Plan are eligible for a rezoning exemption. Such projects must provide 25 percent of total project units affordable to very low or low income households for 30 years. Several projects have taken advantage of this exemption, verifying that the development standards are not a constraint to housing development.~~

Underutilized or Developed Sites

To supplement the sites identified above, underutilized and developed sites that can develop at 30 units per acre or above are identified in Table 4-52 in the appendix. Four sites developed with single-family units are identified in Table 4-38 since they are designated Medium High Density. Development of these sites is discussed below.

Downtown Station Area Specific Plan Sites. The Downtown Station Area Specific Plan was adopted in October 2007. The intent of the plan is to provide transit-supportive development by intensifying uses within walking distance of the Sonoma-Marin Area Rail Transit (SMART) station. Approximately 2,300 new units are assumed.

Within the Station Area Specific Plan boundary, 284 units are anticipated on vacant land and 562 units on underutilized land during the period. Interest has been expressed in development of four

of these mostly developed sites, supporting their potential to develop within the Housing Element period. These potential projects also illustrate the City's support of adaptive reuse of buildings, particularly historic buildings, and the recent trend toward development of underutilized or developed sites.

Four additional sites within the Downtown Station Area Specific Plan boundary, near the rail corridor, have been identified. Interest in development was expressed on two of these parcels in 2008. Three are on Sebastopol Road and are generally low-intensity uses including warehousing and auto storage (Sites 29 and 32). The sites identified are adjacent parcels totaling 4.7 acres. They are large enough to be developed independently. The other site (Site 26) is on West Ninth Street and includes 3.22 acres with a tilt-up building, a shed, and storage for large trucks.

All these sites are designated Transit Village Medium, which allow densities of 25 to 40 units per acre. The four sites could contain between 198 and 316 units.

All of these sites are underutilized with low-intensity uses. The Sebastopol Road sites' development is generally older warehouses, and on one site, an old mill exists. This building is in disrepair and according to the Santa Rosa Fire Department, should be removed due to safety issues.

~~The Sebastopol Road sites are within the Joint City/County Roseland Redevelopment Area, and the West Ninth site is located within the Gateways Redevelopment Area. This provides a development incentive in that the city has greater ability to assist through provision of redevelopment assistance to facilitate residential development. In addition,~~ I~~i~~nterest has been expressed in developing two of the Station Area sites: 1 Sebastopol Avenue (Site 29) and 5 West Ninth Street (site 26). A concept for a residential project at about 40 units per acre was prepared for the Sebastopol Avenue site. ~~A proposal for the West Ninth Street site is expected to be submitted by summer 2009.~~ This interest, and the ~~proposed~~ 2010 rezoning of Station Area sites discussed below, makes these sites good candidates for development within the planning period and catalysts for additional residential development.

Other Sites. The Sonoma County Water Agency moved its offices from its former site on West College Avenue and is pursuing redevelopment of the site for workforce housing, including some affordable housing units. This 7.46-acre site (Site 30), designated Medium High Density, could accommodate from 134 to 223 units. The Water Agency intends to redevelop this site within the planning period.

Three small sites, including four single-family dwellings, are included in the analysis since they are adjacent to two larger, mostly vacant parcels (one parcel has three single-family dwellings) designated Medium High Density (Site 8 – five parcels). All five parcels are owned by the same owner and total about 4.86 acres. In spring 2009, City staff met with an affordable housing developer that is anticipating acquiring the site, removing all the existing structures, and developing between 110 and 120 units. The single owner, the size of the site when including all

the parcels, its location near shopping and transit, and the City's rezoning of the site make it a good candidate for development in the planning period.

Potential Constraints

Downtown Station Area Specific Plan Sites. The Environmental Impact Report (EIR) for the Downtown Station Area Specific Plan provides the most recent information regarding potential development constraints in this area. Station area sites are served with water and sewer service, though some water main resizing may need to occur to ensure adequate fire flow. In the Sebastopol Road area, existing mains will likely need to be resized to accommodate new development. Most existing sewer pipe is anticipated to contain higher flows associated with new development.

The above analysis in the Constraints section regarding transit service and the California tiger salamander also applies to the sites in the Downtown Station Area Specific Plan and the other underutilized/developed sites.

The site at 1 Sebastopol Avenue is identified in the Downtown Station Area Specific Plan EIR as a site containing hazardous materials. Leaking underground tanks have been removed from the site and cleanup is ongoing for soil and water contamination. Other sites in the Downtown Station Plan area are not identified as having hazardous materials.

~~*Zoning Appropriate to Accommodate Housing for Lower Income Households*~~

~~While this housing element identifies adequate sites which will allow 30 units per acre or more, some of those sites are not yet zoned to allow residential uses by right. Of sites allowing 30 units per acre, 1,848 are zoned or will be zoned consistent with policy H-C-4. With a remaining need of 2,266 very low and low income units, this leaves a shortfall of 418 units which still need to be zoned to allow implementation of their sites' higher density land use designations. This housing element includes a program action to rezone sites in the Downtown Station Area Specific Plan boundary, addressed more below. These sites will accommodate 522 units. The West College Avenue site, discussed above, will accommodate 223 units at 30 units per acre. Its Medium High Density designation allows only residential uses and could accommodate half of the zoning shortfall. All the sites allow 20 units per acre and will permit development of at least 16 units per site.~~

~~In summer 2009, the city has commenced a rezoning program to ensure consistency between the Downtown Station Area Specific Plan and the zoning code. Part of this program includes development of zoning which will implement the new Transit Village Medium and Transit Village Mixed Use land use categories. Once these zoning districts are developed and others are altered for consistency with the Specific Plan, sites including those identified in this housing element, will be rezoned. Development and modification of zoning districts and subsequent rezoning for general plan consistency will expedite future development proposals and facilitate housing development in the Specific Plan area. Rezoning of sites through this process is viewed~~

~~as an incentive to private sector investment in the Downtown Station Area. This program is expected to be complete in mid-2010.~~

4-6 PUBLIC PARTICIPATION

This Housing Element was prepared with public outreach and participation. The City held three community workshops and a housing and service provider roundtable discussion to seek housing solutions and solicit comments and recommendations regarding housing in Santa Rosa. The City also sought feedback through an online survey, attended two meetings of the North Bay Association of Realtors, and conducted consultations with Burbank Housing and the North Bay Regional Center. In addition, the City will hold public hearings following HCD's review of the draft Housing Element.

COMMUNITY WORKSHOPS

The City held three workshops to obtain input from the community regarding housing needs, existing policies, and potential updates to the housing program for the new planning period. All of the workshops were held in the evening at Finley Community Center. Notices for the meetings were sent to stakeholder groups by e-mail and standard mail. In addition, notices were posted at City Hall and on the City's website. The meeting location was ADA accessible and served by public transit. Presentation materials were posted promptly to the City's website alongside contact information for City staff. Table 4-39 provides a partial list of groups notified of input opportunities and meetings.

Table 4-39: Community Outreach Organization Contact List

Accountable Development Coalition	Arts Council of Sonoma County
Aston Avenue Neighbors and Property Owners	Becoming Independent
Black Chamber of Commerce	Boyde Street Cottages Homeowners Association
Bridge Housing	Building Industry Association of the Bay Area
Burbank Housing Development Corporation	California Human Development Corporation
California Parenting Institute	CAPS Fair Housing of Sonoma County
Catholic Charities	Community Housing Sonoma County
Community Action Partnership	Community Resources for Independence
Community Support Network	Concerned Citizens for Santa Rosa
Construction Coalition	Continuum of Care Group
Drug Abuse Alternatives Center	Ecumenical Association for Housing
Eden Housing	Episcopal Homes Foundation
Eritrean Community	Face to Face
Fair Housing of Sonoma County	Faith-Based Housing Coalitions
Federated Indians of Graton Rancheria	Friends of SMART
Habitat for Humanity Sonoma County	Hispanic Chamber of Commerce
Homebuilders Association	Housing Advocacy Group
Housing Land Trust	Interfaith Shelter Network
KBBF Bilingual Radio	KRRS Radio La Maquina
La Voz Newspaper	Laguna Foundation
LandPaths	Las Rosas Local Business and Professional Women
Leadership Institute for Ecology and the Economy	League of Women Voters
The Living Room	Local Lending Institutions
Local Religious Institutions	Local Residential Builders
Lytton Band of Pomo Indians	MidPen Housing
Napa Valley Community Housing	Neighborhood Alliance
Nonprofit Housing Association of Northern California	North Bay Association of Realtors
North Bay Housing Coalition	North Bay Organizing Project
North Bay Regional Center	North Bay Veterans Resource Center
North Coast Builders' Exchange	North Coast Rental Housing Association
Northbay Family Homes	Oaks of Hebron
Padres Unidos	Petaluma Ecumenical Properties (PEP)
Petaluma People Services Center	Press Democrat
R House	Rebuilding Together
Redwood Gospel Mission	Salvation Army – Santa Rosa Transitional Living Program
Santa Rosa Chamber of Commerce	Senior Advocacy Services
Social Advocates for Youth	Sonoma County Council on Aging
Sonoma County Department of Mental Health	Sonoma County Faith-Based Coalition
Sonoma County Housing Coalition	Task Force on the Homeless
United Farmworkers	Vineyard Workers' Service
Women's Recovery Services	

Workshop 1: October 23, 2013

City staff and consultants presented an overview of the Housing Element update, initial demographic and housing market data, and the Regional Housing Needs Allocation (RHNA). Following the presentation, attendees were invited to participate in an open house–style activity designed to gather feedback on housing needs, programs, and services in Santa Rosa. The

activity also encouraged attendees to provide additional comments and ideas regarding the Housing Element update. Meeting participants had opportunities to share suggestions and ask questions directly of the project team and City staff during this activity. Following is a summary of community input from this workshop.

Important housing-related services and services the City should support:

- Energy efficiency resources
- Farmworker housing
- Fair housing assistance
- Services for persons with physical or developmental disabilities

Barriers to a new or improved home:

- Affordability
- Investors driving up prices
- Price jump in the past year
- Homeowner/new buyer education
- Limits to energy efficiency improvements for historic properties
- Housing opportunities for the developmentally disabled

Other input and ideas:

- Transit-oriented development near SMART stations with affordable, mixed-use housing with child care facilities
- First-time homebuyer incentives
- Utilize vacant land slated for the Highway 12 extension for housing and bike paths/green space

Workshop 2: December 4, 2013

City staff and consultants presented an overview of Housing Element components and the update process, findings from the first workshop and the service provider roundtable, and an overview of actions taken to implement policies from the 2009 Housing Element. Attendees were provided with worksheets to note their perspective on progress in meeting the Housing Element goals and

were engaged in a group discussion regarding the effectiveness of existing policies and their appropriateness for the new planning period. Following is a summary of input:

Housing needs:

- Intergenerational housing, particularly for immigrant families
- Services and housing for domestic violence victims and families considered high risk by Child Protective Services
- Section 8 opportunities – more landlords willing to accept tenants using vouchers
- Housing appropriate for families with children, including safe paths to schools and outdoor play spaces
- Micro-units and single-room occupancy units
- More opportunities for high-density housing

Potential constraints:

- The loss of redevelopment funds will have a big impact on the City's ability to provide financial support; additional support will be needed from the business community, community services, and schools

Workshop 3: January 29, 2014

City staff and consultants presented a summary of the draft Housing Element, including public outreach efforts, findings from the needs assessment, key implementation outcomes from the 2009 Housing Element, policies to eliminate and carry forward from the 2009 Housing Element, and proposed new policies. Between presentation sessions, attendees were engaged in guided discussions regarding housing needs, successful existing programs and resources, and ideas and vision for future housing opportunities. Following is a summary of input:

Which members of the population are most in need of housing and services?

- Very low- and low-income households, particularly teens, persons with special needs, families, single persons, and seniors
- Rental housing for many segments of the population, including young adults who are just starting life on their own
- Persons with special needs including the homeless, mentally ill, developmentally disabled, and former foster youth
- Affordable options for families such as workforce housing for the "lower middle class"

What housing solutions are working well (programs, developments, services)?

- Fee deferral assistance for affordable and market-rate housing developments
- Burbank Housing (although having difficulties now due to economic downturn and funding cutbacks)

What is your vision for housing in the city?

- Fee reductions for market-rate and affordable projects
- Get appropriate zoning in place in advance; ensure that zoning is realistic and in keeping with the character of the existing neighborhood (density is not too high or too low)
- Make it profitable for developers to create projects of <u>any</u> type
- Improved services for persons with special needs
- New and improved parks
- Temporary container housing on vacant lots with off-grid utilities
- Housing with better access to transit, focus on creating high-quality village areas around SMART stations including rental opportunities
- Improved walkability
- Higher-density downtown with commensurate green areas
- Revamp the City's policies regarding financial assistance for affordable housing developments; allocate enough money for a single project to make the development feasible and allow developers to leverage funds, rather than offering lesser amounts each year to support multiple projects
- De-emphasize housing for moderate- and above moderate-income households (the market will take care of this)
- Address the need for market-rate housing
- Scattered site, mixed-income housing developments
- Ensure that affordable projects are built in all areas of the city, rather than concentrating them in one quadrant (would like to see more built on the east side)
- Infill housing with reduced parking requirements

- More single-room occupancy "hotels"
- Increase the amount of the Real Property Transfer Tax allocated to affordable housing

SERVICE PROVIDER ROUNDTABLE

The City hosted a roundtable discussion for housing and housing-related service providers on November 6, 2013. The discussion was intended to provide an opportunity for housing and service professionals to engage with City staff during work hours and provide specific and technical information regarding their recent experiences and challenges.

The discussion was attended by representatives from Redwood Gospel Mission, Catholic Charities, TLC Child and Family Services, Buckelew Programs, Housing Land Trust of Sonoma County, Face 2 Face, and Sonoma County Continuum of Care.

The facilitated discussion focused on strengths, weaknesses/needs, opportunities, and threats. The group identified the following:

- **Strengths.** A number of highly regarded organizations currently offer housing and housing-related service in Santa Rosa and in other nearby communities. These organizations include Burbank Housing, Catholic Charities, and Buckelew Programs. Because Burbank Housing was mentioned by many attendees and a representative from Burbank was not able to attend the roundtable, the City engaged Burbank in an individual consultation to learn more about the organization's current plans, issues, and ideas.

  The group identified the Rosenberg and Tamayo Village facilities as examples of facilities that are working well. In addition, they noted rapid re-housing, Veterans Affairs Supportive Housing (VASH), THP Plus, and land trust homeownership as successful means of providing housing.

- **Weaknesses/Needs.** The group expressed that there is a strong need for affordable housing opportunities across a wide range of the population. They identified those with limited incomes including poor seniors, pre-elderly persons, underemployed persons, single persons, very low-income individuals and families, and teens and young moms. There is a continued need for homeless services, particularly for homeless young adults and those that are disabled, and a need for housing solutions that cater to the mentally ill, former foster youth, the post-prison population, and autistic girls.

- **Opportunities.** Potential opportunities and solutions to assist in meeting the identified needs include specific housing types such as permanent supportive housing, workforce housing, housing with targeted on-site support, housing located in proximity to transit, and housing developments that offer large family units; collaboration between organizations, the City, and other jurisdictions; increased funding support through fees generated from landlords and/or investors coupled with City fee reductions and assistance for special needs housing;

identification of incentives to encourage landlords to accept tenants who receive HUD assistance; and potential funding and support that may result from the Affordable Care Act and Jobs and Housing Act.

- **Threats/Barriers.** There are a number of barriers to capitalizing on the opportunities and meeting the needs listed above. The current housing market is particularly challenging in that prices are high and vacancies are low. Housing and service providers lack adequate facilities to serve larger numbers of people, and opportunities to acquire new sites are limited due to high costs and a lack of funding.

OTHER MEETINGS AND CONSULTATIONS

North Bay Association of Realtors Presentations: December 6 and 10, 2013

City staff provided two presentations to members of the North Bay Association of Realtors, the first for a small group of 7 members on December 6 and the second at a member meeting attended by approximately 150 local Realtors on December 10. Staff provided an overview of the Housing Element and the update process, described findings from the needs assessments, reviewed policy implementation actions from the 2009 Housing Element, and encouraged attendees to participate in the online survey and attend the January workshop. Attendees suggested that impact fees may be a barrier to housing development in Santa Rosa.

Burbank Housing Consultation: December 4, 2013

City staff and consultants met in person with Pascal Sisich, Director of Housing Development for Burbank Housing. Burbank has worked closely with the City to develop numerous affordable housing projects in Santa Rosa and has several projects pending. The purpose of the meeting was to discuss Burbank's perception of housing needs and opportunities in the community, identify successes and strengths in Burbank's working relationship with the City, and discuss any constraints that may be inhibiting potential new projects.

Mr. Sisich noted that there continues to be a high demand for affordable housing in Santa Rosa. The wait-list for Burbank Housing units in Santa Rosa contains over 1,600 households. Burbank is generally focused on providing family rental housing, but sees a continued need for housing for farmworkers, seniors, and veterans, and will often incorporate units to accommodate specific household types into larger family projects.

The type of units developed is largely driven by the availability of financing. Funding new projects has become extremely difficult in recent years, and affordable developers are increasingly dependent on local subsidies.

Burbank has a positive relationship with the City and has not had any issues related to planning or land use policies. Zoning standards such as open space and parking have worked well for Burbank projects. The option to defer fees has been very helpful, as has permit fast-tracking. The

fast-track process allowed Burbank to meet a series of potentially difficult funding deadlines for the recent Amorosa and Monte Vista projects. While current policies and standards do not inhibit new housing, Burbank would support any policy to reduce costs (such as a reduction of fees for affordable projects) and increase funding.

The ideal density range for garden-style apartments is 18 to 20 units per acre. Higher-density apartments are generally most feasible at 28 to 30 units per acre. Larger projects are generally better, allowing Burbank to spread costs across more units and provide on-site management and services. The "sweet spot" is 60 to 100 units in a single development.

North Bay Regional Center Consultation: December 31, 2013

City staff and the consultant met in person with representatives from the North Bay Regional Center to learn more about the center's offerings and better understand the special housing needs of persons with developmental disabilities in the community. The center serves approximately 8,500 clients in the counties of Sonoma, Napa, and Solano. It offers a voluntary service to clients who become disabled before age 18 throughout their life span.

Representatives noted that children with developmental disabilities typically live at home (although group homes serve those with more severe needs) and many of their needs are met through school system programs. Adults have a greater need for assistance, and support provided may include housing, work programs, and day programs.

The center works with housing assistance providers such as the North Bay Housing Coalition and West Bay Housing Coalition, who interface directly with clients and families to identify appropriate housing. Finding homes can be very difficult and affordability is a major issue, as most clients have very limited incomes. The center and housing providers generally prefer smaller-scale, scattered site housing solutions in which clients can be a part of an existing neighborhood and community. Most housing is rental units and finding landlords who are willing to work with the center's housing providers is problematic, particularly in the current housing market.

To facilitate housing opportunities for persons with developmental disabilities, cities can encourage greater accessibility to units (the center is supportive of universal design) and encourage greater housing opportunities in proximity to public transportation and services and amenities.

ONLINE SURVEY

An online survey was available to the public via the City's website for approximately six weeks from November 20, 2013, to January 3, 2014. The City advertised the availability of the survey via Facebook, e-mail, and announcements at workshops, the service provider roundtable, consultations, and at the North Bay Association of Realtors presentation.

There were 65 survey responses. Among respondents, approximately 66 percent work in Santa Rosa, 17 percent were local business owners, 31 percent represented local community organizations, and 3 percent were developers. Approximately 75 percent of respondents currently live in a single-family home, and 80 percent selected single-family as the type of home they would like to live in. Approximately 16 percent currently live in an apartment or townhome, and 23 percent selected apartment or townhome as the housing type they would like to live in. Approximately 32 percent of respondents currently live in a home located within walking distance to services and amenities, and approximately 55 percent chose this as a desirable feature.

When asked what, if anything, stands between the respondent and a new or renovated home, the majority (approximately 56 percent) cited issues related to money, including the high cost of housing and the lack of affordable housing options.

Most respondents noted energy efficiency resources, age-in-place resources, and services for the disabled as those that were most important to them or their friends and family. Respondents most frequently selected emergency shelters/homeless services, energy efficiency resources, and services for the disabled as services that the City should support.

Additional comments:

- Santa Rosa needs affordable housing integrated with market-rate housing; avoid concentrating affordable housing and services in certain areas, particularly the downtown
- The rental market is particularly difficult right now—low vacancies and high costs; there is a need for more rental units; consider rent controls/caps on increases
- Encourage unique housing types such as eco-villages, co-housing, and live/work spaces for artists
- Middle-income families are being forced out of the city due to the lack of affordability
- Focus on rehabilitating and maintaining the existing housing stock; increase code enforcement and encourage energy efficiency improvements, particularly in multifamily developments
- Provide more homeownership assistance programs
- Need additional support and assistance for the homeless, particularly a temporary winter shelter; focus on providing permanent homes for the homeless, rather than temporary shelters
- There is a need for additional single-room occupancy units or one-bedroom units for disabled persons and single persons on fixed incomes
- Support mixed-use, live/work high-density development near the SMART rail station areas

PUBLIC HEARINGS

Public hearings are planned with the Planning Commission and City Council, offering opportunities for input prior to adoption of the Housing Element.

4-7 HOUSING ACCOMPLISHMENTS

Table 4-53, in the appendix to this element, outlines the City's accomplishments in implementing Housing Element programs since 2007. Accomplishments are quantified where appropriate.

As illustrated by this table, the City of Santa Rosa has made a diligent, consistent effort to implement Housing Element policies. Significant progress has been made in implementing housing policies and in providing assistance for the preservation, rehabilitation, and development of affordable housing for lower-income and/or special needs households. Because of their effectiveness, many of these policies remain in this Housing Element.

For analysis of the effectiveness and appropriateness of these policies, the main goal is reviewed. Quantification of each policy implementing the goal is included in Table 4-53.

Goal H-A: Meet the housing needs of all Santa Rosa residents.

The policies to implement this goal have been effective in that the Zoning Code was revised following adoption of the General Plan to implement its policies, additional higher-density land was designated through General Plan amendments approved during the Housing Element period, and conservation and rehabilitation of the city's housing stock has continued. The City maintained adequate sites to accommodate housing development at a wide range of densities and rezoned additional sites zoned for higher-density housing. The Downtown Station Area Specific Plan and the North Santa Rosa Station Area Specific Plan, both adopted during the planning period, provide land use and policy direction for higher-density, transit-oriented development near the planned Sonoma-Marin Area Rail Transit (SMART) stations. This goal has been retained in the element, and most of these policies are deemed appropriate and have been revised and included as well.

Goal H-B: Maintain and rehabilitate, as needed, the existing affordable housing supply within Santa Rosa.

The policies to implement this goal have been effective in that numerous units have been rehabilitated during the planning period. The City worked proactively to promote and assist with the maintenance and preservation of existing housing units through programs such as the Neighborhood Revitalization Program, Housing Quality Standard Code compliance through the Section 8 Rental Assistance Program, and redevelopment tax increment funds (prior to the dissolution of the Redevelopment Agency) and mortgage revenue bonds. In addition, the City monitored and worked to preserve units at risk of converting to market-rate rents in three affordable housing developments. The goal has been retained, as are a number of the policies. However, some policies have been removed or revised to reflect the lack of funding available to support the Mobile Home Repair Loan Program and Housing Rehabilitation Conservation Program.

Goal H-C: Expand the supply of housing available to lower-income households.

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. 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. A commercial linkage fee was not adopted because the City Council did not find that it was the best direction for the community at that time. Goal H-C-1 remains appropriate and has been retained in this element, as have several of the policies.

Goal H-D: Provide housing for households with special needs.

The policies to implement this goal have been effective in that the City adopted several Zoning Code amendments to better facilitate the development of housing appropriate for persons with special needs. The code was amended to allow emergency shelters by right (without a discretionary use permit) in the General Commercial zone, allow supportive and transitional housing as residential uses, and update the density bonus ordinance. In addition, the City continued to fund and support services and facilities to serve the homeless population. Goal H-D-1 remains appropriate and has been retained in this element, as have many of the policies.

Goal H-E: Promote equal access to housing.

The policies to implement this goal have been effective in that the City continued to fund Fair Housing of Sonoma County and Petaluma People Services Center to ensure equal access to housing. Petaluma People Services Center has been proactive in providing information, assistance, and referral services. Goal H-E-1 and the policies supporting equal access to housing are appropriate and retained in this element.

Goal H-F: Remove constraints to very low- and low-income housing production.

The policies to implement this goal have been effective. Whenever appropriate and feasible, the City implemented policies to mitigate potential governmental constraints to housing development and facilitate the construction of new affordable housing units. The City provided expedited review and processing for affordable housing development projects, including fast-tracked application processing and deferred development fees. Goal H-F-1 remains relevant and has been retained in this Housing Element, as have most of the supporting policies.

Goal H-G: Develop and rehabilitate energy-efficient residential units.

The City took significant steps to improve energy efficiency in new and existing residential units through the adoption of CALGreen Tier 1 standards and a Climate Action Plan. CALGreen standards apply to all new residential (and nonresidential) buildings. The standards call for efficient building design and the use of conservation technologies. The Climate Action Plan

identifies methods to retrofit existing buildings to improve energy efficiency. The existing policies are appropriate and are retained in this element.

4-8 GOALS AND POLICIES

The following goals and policies represent the City's ~~five year~~ housing program for the ~~2009~~2014 to ~~2014~~ 2022 period. The program includes goals, which are guides to specific actions. Policies are the specific actions, and following each is a target date for completing the action along with the entity responsible. Where applicable, funding sources are identified. The Departments of Community Development~~, Advance Planning and Public Policy,~~ and Economic Development and Housing are primarily responsible for implementing the housing program. In the case of ordinance amendments, stakeholder participation will be sought in the process to ensure public input.

H-A Meet the housing needs of all Santa Rosa residents.

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

Time Frame: Ongoing, review annually

Entity: Department of Community Development

H-A-2 Pursue the goal of meeting Santa Rosa's housing needs through increased densities, when ~~consistent~~ compatible with ~~preservation of~~ existing neighborhoods.~~ Higher density sites are illustrated on the General Plan Land Use Diagram, which will allow the development of dwellings for 210 very low and 138 low income households annually.~~ Development of ~~these sites or proposals for~~ existing and new higher-density sites must be designed in context with existing, surrounding neighborhoods. The number of affordable units permitted each year and the adequacy of higher-density sites shall be reported as part of the General Plan Annual Review report.

Time Frame: Ongoing

Entity: Department of Community Development

H-A-3 Promote conservation and rehabilitation of the existing housing stock and discourage intrusion of incompatible uses into residential neighborhoods which would erode the character of established neighborhoods or lead to use conflicts.

Time Frame: Ongoing

Entity: Department of Community Development

H-A-4 Meet and confer with Sonoma County Planning staff on a regular basis to address housing needs of lower-income and special needs groups and to coordinate regarding issues including infrastructure, zoning and land use, annexations, community

acceptance strategies, homeless shelters, farmworkers, persons with disabilities, environmental issues, funding, and impact fees.

Time Frame: ~~Ongoing~~ Annually or as needed

Entity: Department of Community Development

H-A-5 Improve community acceptance of higher-density housing through community-based outreach, recognition of existing livable neighborhoods, and assurance of well-designed high-density projects.

Time Frame: ~~2013~~2018

Entity: Department of Community Development

AFFORDABLE HOUSING

H-B Maintain and rehabilitate, as needed, the existing affordable housing supply.

H-B-1 Improve/r~~R~~ehabilitate 50~~0~~ housing units annually through ~~the~~ City~~'s~~ sponsored ~~rehabilitation~~ programs, focusing on very low- and low-income beneficiaries. Utilize the Neighborhood Revitalization and Housing Quality Standard Code Compliance Program of the Section 8 Rental Assistance Program, which, through code compliance, improves the health and safety of local rental units. Pursue funding to reinstate and utilize the Housing Rehabilitation and Conservation Program (HRCP) and Mobile Home Repair Loan Program. ~~following programs:~~

~~The Housing Rehabilitation and Conservation Program (HRCP), which targets very low and low income owner-occupied units and certain investor owned projects providing affordable rental units;~~

~~The Mobile Home Repair Loan Program, which provides low interest loans to very low and low income mobile home owners for necessary repairs; and~~

Time Frame: Ongoing

Entity: Department of Economic Development and Housing

Funding: HOME and Community Development Block Grant, Housing Authority Reserves

In the past, the City has also utilized the HRCP and Mobile Home Repair Loan Program to assist with the rehabilitation of housing in the city. The HRCP targets very low- and low-income owner-occupied units and certain investor-owned projects providing affordable rental units. The Mobile Home Repair Loan Program provides

low interest loans to very low- and low-income mobile home renters for necessary repairs. Due to a lack of funding, these programs have been suspended as of this writing in 2014. The City will pursue funding opportunities and reinstate these programs should funding become available.

H-B-2 Encourage the preservation ~~Discourage the subdivision~~ of mobile home parks consistent with state law. ~~or conversion to other uses through enforcement of the Conversion of Mobilehome Parks chapter of the City Code.~~

Time Frame: Ongoing

Entities: Departments of Community Development and Economic Development and Housing

H-B-3 Retain federal, state, and locally subsidized affordable units that may be lost through contract termination. Utilize the following techniques:

- Continue to monitor (i.e., at least biannually) at-risk units and ensure property owners comply with noticing requirements.
- Work with property owners to maintain the projects for lower incomes.
- Work with nonprofit housing providers to purchase and operate projects at risk of converting to market rate, including providing technical assistance resources and funding application support.
- ~~Use Redevelopment Low and Moderate Income Housing funds;~~
- Investigate the use of revenue sources such as CDBG, HUD 202, and Section 8 project-based vouchers.
- Work with tenants of at-risk units to provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority and other affordable housing opportunities in the city.

Time Frame: Biannually

Entity: Department of Economic Development and Housing

~~H-B-4 Recognize existing nonconforming residential uses which are located in non-residential land use categories. Allow such uses to be zoned residential and to be found consistent with the General Plan on an interim basis, until the area is ready to convert and rezone to non-residential uses.~~

~~Year: Ongoing~~

~~Entity: Department of Community Development~~

H-B-4~~5~~ Continue improving living conditions in the city's neighborhoods through active code enforcement and the Neighborhood Revitalization Program.

Time Frame: Ongoing

Entities: Departments of Community Development, Economic Development and Housing, Police, Fire, City Attorney, Recreation and Parks

Funding: City General Fund, state grants

H-B-5~~6~~ Revise the Condominium Conversion Ordinance to preserve rental apartments from conversion to ownership units.

Time Frame: ~~2010~~2018

Entity: Department of Community Development

H-B-6~~7~~ Administer the federal Section 8 Housing Choice Voucher rental assistance program.

Time Frame: Ongoing

Entity: Department of Economic Development and Housing

~~H-B-8 Continue to operate the Mobile Home Repair Loan and Mobile Home Rent Deferral programs.~~

~~Timeframe: Ongoing~~

~~Entity: Department of Economic Development and Housing~~

H-B-7~~9~~ Continue to designate a portion of the Real Property Transfer Tax, through annual budget appropriations, to affordable housing programs. Consider increasing the portion of the tax designated for affordable housing and utilize these additional funds to assist with the development of affordable units.

Time Frame: ~~Ongoing~~Annually through budget appropriations; consider an increase in the percentage by 2015

Entity: ~~City Council~~ Departments of Community Development and Economic Development and Housing

H-B-8~~10~~ Review and document the performance of affordable housing programs annually. Report the number of affordable units developed from various funding sources, the number and income levels of households assisted through various programs, and the number of existing homes sold at affordable prices.

Time Frame: Annually, ~~2009~~2014 through ~~2014~~2022

Entities: Departments of Community Development and Economic Development and Housing

H-C Expand the supply of housing available to lower-income households.

~~H-C-1 Amend the Housing Allocation Plan, the city's inclusionary housing ordinance, to change the trigger for provision of affordable units from acres to units and to consider elimination of the exemption for mixed use developments and a commercial linkage fee. Establish a unit trigger which will allow for a more balanced program of on site production and fee payment. Ensure that the Housing Allocation Plan is a mechanism to meet ABAG's Regional Housing Needs Allocation. Ensure that amendments to the Housing Allocation Plan grant flexibility to developers to meet the unit requirements in or near the development project through land dedication, joint development agreements, or other equivalent arrangements. Ensure that changes to the Housing Allocation Plan are developed through a collaborative, public process which will bring the city and stakeholders together to develop a program to implement the updated housing element policies.~~

~~Year: 2010~~

~~Entity: Department of Advance Planning~~

H-C-1~~2~~ Implement the Housing Allocation Plan to increase the number of affordable units in Santa Rosa, ~~both on-site and~~ through collection of Housing Impact ~~in lieu~~ Fees ~~and subsequent development of affordable units~~. Utilize fees generated for the development of housing units affordable to extremely low-, very low-, and low-income households.

Time Frame: Ongoing, as development proposals are received

Entity: Department of Community Development

~~H-C-3 Utilize fees generated through the Housing Allocation Plan for the development of housing units affordable to extremely low, very low, and low income households.~~

~~Year: Ongoing~~

~~Entity: Department of Economic Development and Housing~~

H-C-2~~4~~ Consider a Commercial Linkage/Workforce Housing Fee for nonresidential development to increase funds available for the development of housing units affordable to very low- and low-income households.

Time Frame: ~~2012~~2016

Entity: Department of Community Development

H-C-3~~5~~ ~~Rezone Medium and Medium High Density sites of two acres or more concurrent with the adoption of this Housing Element to facilitate the development of higher density sites~~ Require projects requesting residential General Plan amendments to rezone for General Plan consistency.

Time Frame: ~~2009~~Ongoing as projects are proposed

Entity: Department of ~~Advance Planning~~ Community Development

~~H-C-6 Rezone residential and mixed use sites in the Downtown Station Area Specific Plan boundary to allow residential uses by right.~~

~~*The Transit Village Medium and Transit Village Mixed Use land use designations allow 25 to 40 and a minimum of 40 units per acre no maximum density), respectively. Work is underway in the summer 2009 to develop zoning categories to implement these designations and to rezone properties to achieve consistency to facilitate housing development in the station area plan boundary. This action will address a shortfall of sites needed to meet Santa Rosa's housing need.*~~

~~Year: 2010~~

~~Entity: Department of Community Development~~

H-C-4~~7~~ Utilize the Santa Rosa Housing Trust to maximize and leverage available federal, state, and local funding to assist in the development of affordable housing, the preservation and rehabilitation of low-income housing, the development and maintenance of homeless shelters, and the acquisition and development of facilities for the physically and developmentally disabled.

Time Frame: Ongoing

Entity: Department of Economic Development and Housing

H-C-5~~8~~ Continue to provide funding for affordable housing projects, particularly if a portion of the project units are targeted to extremely low-income households.

Time Frame: Annually

Entity: Department of Economic Development and Housing

~~H-C-9 Allow Low Density sites of 3 acres or less to develop at densities up to 15 units per acre under the following conditions:~~

- ~~Where infrastructure is sufficient to support the increased density;~~
- ~~When the project design is compatible with the surrounding residential neighborhood in terms of building mass, setbacks and landscaping;~~
- ~~Where at least one very low or two low income rental units are included for every 10 market rate units with affordability maintained for 10 years; and~~
- ~~Where affordable housing units are incorporated into the neighborhood using superior design such that affordable units are indistinguishable from market rate units.~~

~~Encourage the development of townhomes in the range of 8 to 13 units per acre.~~

~~Year: Ongoing~~

~~Entity: Department of Community Development~~

~~H-C-10 Encourage production of residential units downtown as envisioned by the Downtown Station Area Specific Plan .~~

~~Timeframe: Ongoing~~

~~Entities: Departments of Community Development and Economic Development and Housing~~

~~*In 2010, the city plans to rezone parcels in the plan boundary for consistency with plan land use designations. This action will facilitate the future development of units in the plan area. In 2009, the city has committed redevelopment funds to assist development of new units on the Sonoma Marin Area Rail Transit site. It is anticipated that similar opportunities to provide assistance to spur housing development will be available during the planning period.*~~

H-C-6~~11~~ ~~Provide opportunities for~~Facilitate higher-density and affordable housing development ~~on~~ in Priority Development Areas (PDA), which include ~~regional/arterial streets and~~ sites located near the rail transit corridor and on regional/arterial streets for convenient access to bus and rail transit. Implement existing PDA specific plans—the Downtown Station Area Specific Plan and the North Santa Rosa Station Area Specific Plan—and develop new plans, such as the

Roseland Specific Plan, to encourage the development of homes that have access to services and amenities.

Time Frame: Ongoing

Entities: Department of Community Development

This General Plan designates many higher-density sites along regional/arterial streets and the rail corridor to provide residents easy access to existing and future planned transit. Land use designations within the ~~Downtown Station Area Specific Plan boundary~~Priority Development Areas are the highest densities in the city, designated to be transit supportive, to improve connectivity, and to create walkable, livable environments.

H-C-7~~12~~ Promote the development of second units. Discuss this option with residential developers during initial development application meetings.

Time Frame: Ongoing

Entity: Department of Community Development

H-C-8~~13~~ Support affordable housing sponsors by continuing to provide funds to subsidize the production of affordable housing.

Time Frame: Annually

Entity: Department of Economic Development and Housing

~~H-C-14 Continue commitment of redevelopment area tax increment funds for affordable housing programs. Utilize the Redevelopment Low and Moderate Income Housing Fund for affordable housing targeting extremely low, very low, low, and moderate income households.~~

~~Year: Annually~~

~~Entity: Department of Economic Development and Housing~~

~~*The fund will be used to rehabilitate existing dwelling units, acquire land for development of new affordable units, and financially assist development of emergency shelters and transitional housing.*~~

H-C-9~~15~~ Participate in tax credit and mortgage revenue bond programs that provide tax-exempt, low-cost financing to developers of projects making a portion of the units affordable.

Time Frame: Ongoing

Entity: Department of Economic Development and Housing

H-C-10~~16~~ Aggressively participate in available federal, state, and private nonprofit programs for the provision of affordable housing.

Time Frame: Annually

Entity: Department of Economic Development and Housing

~~H-C-17 Allow mobile homes on single family lots through issuance of a certificate of compatibility.~~

~~Year: Ongoing~~

~~Entity: Department of Community Development~~

H-C-11~~18~~ Continue participation in the Mortgage Credit Certificate program to assist lower-income and/or first-time homebuyers in purchasing new homes.

Time Frame: Ongoing

Entity: Department of Economic Development and Housing

H-C-12~~19~~ Investigate development of a Community Land Trust program for Santa Rosa to determine its feasibility and affordable housing production possibilities.

Time Frame: ~~2012~~2018

Entities: Departments of ~~Advance Planning~~ Community Development and Economic Development and Housing

H-C-13~~20~~ Encourage the development of units with three or more bedrooms in affordable housing projects.

Time Frame: Ongoing

Entity: Department of Community Development

H-C-14 Monitor and support state and regional efforts to establish a permanent dedicated revenue source for affordable housing development.

Time Frame: Ongoing

Entities: Departments of Community Development and Economic Development and Housing

H-C-15 Encourage new affordable housing development to provide amenities for residents, such as on-site recreational facilities, children's programs (day care or after-school care), and community meeting spaces.

Time Frame: Ongoing as projects are proposed

Entities: Departments of Community Development and Economic Development and Housing

SPECIAL NEEDS GROUPS

H-D Provide housing for households with special needs.

H-D-1 Continue existing programs for persons with special needs, including disabled persons, developmentally disabled persons, elderly, homeless, large families, single-parent households, and farmworkers. Programs include the Section 8 Housing Choice Voucher Rental Assistance Program and funding for services and organizations through the use of Community Development Block Grant and HOME funds. When funding is available, serve households with special needs through the Housing Rehabilitation and Conservation Program and the Community Housing Development Organization (CHDO). ~~Such programs include:~~

~~Community Development Block Grant and HOME funds;~~

~~Mobile Home Repair Loan and Mobile Home Rent Deferral programs;~~

~~Housing Rehabilitation and Conservation Program; and~~

~~Section 8 Housing Choice Voucher Rental Assistance Program.~~

Time Frame: Program administration o~~O~~ngoing; allocate funding annually

Entity: Department of Economic Development and Housing

Funding: Department of Housing and Urban Development (HUD), Community Development Block Grants, HOME

H-D-2 ~~Require~~ Ensure that new units ~~specifically~~ are appropriate for households with special needs by conditioning new multifamily construction to meet federal and state requirements for accessibility and/or adaptability for disabled persons.

Time Frame: Ongoing

Entity: Department of Community Development

H-D-3 Evaluate issues of "visitability" in residential building design and develop a program for implementation of appropriate policies and/or standards.

Time Frame: ~~2011~~2016

Entity: Department of Community Development

H-D-4 Investigate and promote incorporation of universal design features in new residential construction by developing an ordinance based on the state's voluntary model ordinance.

Time Frame: ~~2011~~2016

Entity: Department of Community Development

H-D-5 Encourage special housing arrangements, including shared and congregate housing and single-room occupancy facilities (SROs), by helping sponsors obtain federal and state funds. Commit City funds (to the extent such funds are available for the purpose in light of competing housing objectives) to help nonprofit developers of such housing types.

Time Frame: Ongoing upon request by developers

Entity: Department of Economic Development and Housing

H-D-6 Encourage the development of single-room occupancy facilities, consistent with the Single Room Occupancy Ordinance.

Time Frame: Ongoing

Entity: Department of Community Development

H-D-7 Support the development of rental housing for seasonal and permanent farmworkers.

Time Frame: Ongoing

Entities: Departments of Community Development and Economic Development and Housing

~~*Thirty five units for farmworkers were developed in recent affordable housing projects assisted by the Housing Authority and through the Joe Serna, Jr. Farmworker Housing Grant Program.*~~ *The City will continue to encourage inclusion of units for farmworkers in new affordable housing projects and will provide consultation assistance and support in the state funding application process to affordable housing developers providing farmworker units.*

~~H-D-8 Amend the Zoning Code to include a provision allowing agricultural employee housing for six or fewer residents as a permitted residential use in residential zoning districts.~~

~~Year: 2010~~

~~Entity: Department of Community Development~~

H-D-8~~9~~ Provide funding to groups providing shelter and other services to the homeless.

Time Frame: Ongoing

Entity: Department of Economic Development and Housing

~~H-D-10 Amend the Zoning Code to allow emergency shelters as a permitted use in the General Commercial (CG) district, subject to the same development standards as other permitted uses in the CG zone.~~

~~*This effort will include c*[r]*eation of objective standards related to the development of emergency shelters, including the number of beds, required parking, client areas, on-site management, proximity to other shelters, lighting, length of stay, and security.*~~

~~Year: 2010~~

~~Entity: Department of Community Development~~

~~H-D-11 Amend the Zoning Code to define supportive housing in the glossary and to allow transitional and supportive housing as residential uses, subject to the same regulations as other residential uses in the same zoning district.~~

~~Year: 2010~~

~~Entity: Department of Community Development~~

H-D-9~~12~~ Support programs that address long-term solutions to homelessness, including job training and placement, and that provide other supportive services.

Time Frame: Ongoing

Entity: Department of Economic Development and Housing

H-D-10 Explore new models for providing temporary housing solutions in response to emerging needs and emergency situations. Support innovative pilot programs and initiatives.

Time Frame: Ongoing

Entities: Departments of Community Development and Economic Development and Housing

H-D-11~~13~~ ~~Provide~~ Encourage the ~~incentives for~~ development of affordable housing for the elderly, particularly for those in need of assisted and skilled nursing care. Continue to provide funding and offer i~~I~~ncentives ~~may include~~ such as density bonuses, reduced parking requirements ~~or~~, design flexibility, and deferred development fees.

Time Frame: Ongoing

Entity: Department of Community Development

~~H-D-14 In new senior housing built receiving any development incentives or money from the city, require that a substantial portion, at least 25 percent, be available to low income seniors.~~

~~Year: Ongoing~~

~~Entities: Departments of Economic Development and Housing and Community Development~~

~~H-D-15 Encourage development of senior housing not receiving city funding or concessions to provide a substantial number of units affordable to low income seniors.~~

~~Year: Ongoing~~

~~Entity: Department of Community Development~~

~~H-D-16 Through flexibility in design guidelines which encourage innovative housing programs, stimulate development of senior housing which addresses the housing needs of the senior population.~~

~~Year: Ongoing~~

~~Entities: Departments of Economic Development and Housing and Community Development~~

H-D-12 Encourage the provision of affordable housing for young adults, particularly former foster youth and young mothers, through planning consultations, streamlined permit processing, and funding assistance.

Time Frame: Ongoing

Entities: Departments of Community Development Economic Development and Housing

H-D-13 Stay apprised of the potential closing of the Sonoma Developmental Center. Coordinate with the North Bay Regional Center, other local jurisdictions, and housing and service providers, as appropriate, to provide support and assistance with the relocation of former residents.

Time Frame: Monitor annually or as information becomes available; provide support and assistance as needed

Entities: Departments of Community Development and Economic Development and Housing

H-E Promote equal access to housing.

H-E-1 Eliminate discrimination in housing opportunities in Santa Rosa and ensure that access to housing will not be denied on the basis of race, ethnic or national origin, religion, marital status, sexual orientation, age, or ~~physical~~ disability. As an exception, mobile home parks and other developments designed specifically for seniors or the disabled will be permitted to exclude children as permanent residents.

Time Frame: Ongoing

Entity: Department of Economic Development and Housing

H-E-2 Continue to fund and support ~~Fair Housing of Sonoma County~~ Petaluma People Services Center, which serves as the City's equal opportunity housing agency.

Time Frame: Ongoing

Entity: ~~City Council~~ Department of Economic Development and Housing

~~Fair Housing of Sonoma County~~ Petaluma People Services Center provides a number of services including mediation and resolution of tenant/landlord disputes, helping tenants complete state and federal complaint forms, and providing outreach services. Fair housing information is disseminated in a variety of ways. ~~Fair Housing of Sonoma County~~ Petaluma People Services Center prints brochures that it provides to the City of Santa Rosa for distribution to every Section 8 client and to others in need of this information. Brochures are also provided to local service providers such as Becoming Independent and Disability Services and Legal Center. ~~Between July 1, 2007 and June 30, 2008~~In the 2012/2013 fiscal year, ~~Fair Housing~~ Petaluma People Services Center provided information regarding fair housing and landlord-tenant laws and practices to ~~3,597 low income~~ 1,228 Santa Rosa households. Countywide, the center fielded 2,872 phone calls, conducted 198 ~~Additionally, 312 individuals received~~ one-on-one ~~information~~ meetings, handled 14 fair housing complaints, and conducted 54 training sessions and 109 presentations. ~~91 community/agency presentations were conducted, and 705 handbooks were distributed. The Fair~~

~~*Housing website received 53,777 hits during the year. Numerous referrals are made to legal and other services based on phone and personal consultations.*~~

GOVERNMENTAL CONSTRAINTS

H-F Remove constraints to very low- and low-income housing production.

H-F-1 Ensure that residential projects are heard by the first decision-making board, within a period not to exceed 120 days of receipt of ~~an~~ a complete application for development approval.

Time Frame: Ongoing

Entity: Department of Community Development

H-F-2 Fast track all development projects that fully comprise units affordable to extremely low-, very low-, and low-income households with long-term affordability restrictions. Utilize a fast track schedule mutually acceptable to the project applicant and the City.

Time Frame: Ongoing

Entity: Department of Community Development

~~H-F-3 Acquire sites for potential affordable housing projects, with subsequent disposition to affordable housing providers.~~

~~Year: Annually as part of the Housing Authority budget process~~

~~Entity: Departments of Economic Development and Housing and Community Development~~

~~*The Housing Allocation Plan allows land dedication for the provision of affordable housing. When sites are dedicated to the city, it will provide this land to developers of affordable housing. Additionally, the city, through its annual budgeting process, determines how affordable housing funds will be spent. In certain circumstances, the Housing Authority funds property acquisition and banks land acquired for later provision to affordable housing developers. The Economic Development and Housing staff will continue to seek opportunities to acquire sites throughout the planning period.*~~

H-F-3~~4~~ Defer payment of development impact fees for affordable units until permanent financing is available.

Time Frame: Ongoing

Entity: ~~City Council~~ Department of Community Development

H-F-45 Continue to implement the City's ~~Revise the local~~ Density Bonus Ordinance, consistent with state law. ~~to ensure it reflects state law and to simplify the city process of obtaining a density bonus.~~

Time Frame: ~~2010~~Ongoing, as development applications are received

Entity: Department of Community Development

H-F-56 ~~Develop a~~ Utilize the design review checklist to expedite ~~specific to~~ affordable housing developments ~~which will facilitate such projects in~~ through the Design Review process.

Time Frame: ~~2011~~Ongoing

Entity: Department of Community Development

H-F-67 Ensure that regulations contained in the Santa Rosa Zoning Code provide development standards, parking requirements, and use allowances which facilitate the development of housing for all income groups.

Time Frame: Ongoing

Entity: Department of Community Development

H-F-78 Continue to participate in regional conservation efforts regarding sensitive habitat and endangered species to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to accommodate Santa Rosa's Regional Housing Needs Allocation.

Time Frame: Ongoing

Entity: Department of Community Development

ENERGY EFFICIENCY

H-G Develop energy-efficient residential units and rehabilitate existing units to reduce energy consumption

H-G-1 Maximize energy efficiency in residential areas. Utilize the following techniques:

- Implement CALGreen Tier 1 standards.
- Fund energy conservation through the Housing Authority's rehabilitation loans.
- Promote home improvement strategies for energy efficiency.

- Promote energy efficiency improvements that are sensitive to the historic significance of the residential structure.
- Consider a program that would require energy efficiency improvements when a residential structure undergoes transfer of title or major renovation.
- Promote the Sonoma County Energy Independence Program, which funds energy and water conservation improvements.
- Consider a program that requires energy audits and cost-effective energy upgrades for existing residential structures.

Time Frame: CALGreen Tier 1 standards: daily through building permit review; energy conservation: annually through budget process; efficiency strategies and audit program: ~~2011~~2017

Entities: Departments of Community Development and Economic Development and Housing

H-G-2 Require, as allowed by CALGreen Tier 1 standards, energy efficiency through site planning and building design by assisting residential developers in identifying energy conservation and efficiency measures appropriate to the Santa Rosa area. Utilize the following possible techniques:

- Use of site daylight
- Solar orientation
- Cool roofs and pavement
- Window design and insulation
- Solar water heaters
- Solar heating of swimming pools
- Use of sustainable practices and materials
- Use of building materials that use fewer resources (water, electricity)
- Energy and water use reductions
- Use of trees for summertime shading
- Bicycle and pedestrian connections

- Mixed land uses to reduce vehicle trips

Time Frame: Ongoing

Entity: Department of Community Development

H-G-3 Promote energy efficiency in the provision and use of water in all residential developments.

Time Frame: Ongoing

Entity: Department of Community Development

H-G-4 Reduce the amount of water used, encourage the use of recycled water for landscaping where available, and require compliance with the City's Water Efficient Landscape Ordinance.

Time Frame: Ongoing

Entity: Department of Community Development

H-G-5 Continue to require the use of fuel-efficient heating and cooling equipment and other appliances, in accordance with ~~the city's green building program~~ CALGreen Tier 1 standards.

Time Frame: Ongoing

Entity: Department of Community Development

H-G-6 Seek opportunities to reinstate the Housing Authority's rehabilitation loan program ~~Continue to fund~~ to improve residential energy conservation ~~through the Housing Authority's rehabilitation loans~~ and develop programs to assist low-income households and rental properties in meeting weatherization and energy conservation and preservation needs.

Time Frame: Ongoing

Entity: Department of Economic Development and Housing

H-G-7 Work with organizations specializing in green building measures to develop public-private partnerships supporting energy efficiency retrofit programs for existing residential structures.

Time Frame: Ongoing

Entity: Department of Community Development

H-G-8 Increase local energy awareness.

Time Frame: Ongoing

Entities: Departments of Community Development and Economic Development and Housing

~~*The city is considering development of a climate protection education and outreach program to inform residents on ways to reduce local greenhouse gas emissions. In 2009, the city is also developing a Climate Change and Sustainability Task Force which includes an education and outreach component.*~~ *The City's website provides tips on what citizens can do to reduce greenhouse gas emissions, including saving energy. The website also includes information regarding the City's green building program.*

Table 4-40: Very Low Density (zoned)

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
173-770-004	PD	54.97	55	NE	Y	N	N
031-133-018	RR-40	38.15	38	SE	Y	Y	Y
157-020-001	RR-40	15.61	16	NW	Y	N	Y
173-070-001	RR-20	15.40	15	NE	Y	Y	Y
173-180-020	RR-20	10.85	11	NE	Y	Y	Y
153-290-003	RR-40	10.58	11	NE	Y	Y	N
153-230-001	RR-40	10.42	10	NE	Y	Y	N
173-400-004	RR-40	10.23	10	NE	Y	Y	N
173-370-005	RR-20	9.96	10	NE	Y	Y	Y
173-370-015	RR-40	9.93	10	NE	Y	Y	N
182-020-017	RR-20	9.81	10	NE	Y	Y	Y
031-090-050	RR-40-SR	7.93	8	SE	Y	Y	Y
013-331-087	RR-40	7.07	7	SE	Y	Y	Y
031-090-040	RR-40-SR	6.91	7	SE	Y	Y	Y
031-050-064	PD	5.91	6	SE	Y	Y	Y
031-101-026	RR-40-SR	5.84	6	NE	Y	Y	N
044-460-071	PD	5.76	6	SE	Y	N	N
031-050-067	PD	5.71	6	SE	Y	Y	Y
173-760-040	PD	5.51	6	NE	Y	Y	N
173-760-039	PD	5.23	5	NE	Y	Y	N
173-760-038	PD	5.19	5	NE	Y	Y	N
173-530-004	PD	4.67	5	NE	Y	Y	N
031-090-008	RR-40	4.59	5	SE	Y	Y	N
173-400-005	RR-40	4.48	4	NE	Y	Y	N
173-400-019	RR-40	4.46	4	NE	Y	Y	N
153-230-002	RR-40	4.36	4	NE	Y	Y	N
173-300-013	RR-40	4.22	4	NE	Y	Y	Y
173-810-010	PD	4.06	4	NE	Y	Y	N
029-280-003	RR-20	4.04	4	NE	Y	N	N
173-810-009	PD	3.85	4	NE	Y	Y	N
036-091-066	RR-40	3.74	4	NW	Y	N	Y
031-050-069	PD	3.71	4	SE	Y	Y	Y
031-050-068	PD	3.54	4	SE	Y	Y	Y
173-380-004	RR-40	3.49	3	NE	Y	Y	N
049-430-020	RR-20	3.48	3	SE	Y	Y	N
173-790-008	RR-40	3.47	3	NE	Y	Y	N

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
031-050-066	PD	3.46	3	SE	Y	N	Y
031-050-063	PD	3.44	3	SE	Y	Y	Y
013-331-072	RR-20	3.39	3	SE	Y	Y	Y
173-790-006	RR-40	3.27	3	NE	Y	Y	N
173-370-006	RR-20	3.25	3	NE	Y	Y	Y
181-360-001	R-1-15-SR	3.04	3	NE	Y	Y	N
173-800-001	PD	3.02	3	NE	Y	Y	N
031-080-034	PD	3.01	3	SE	Y	Y	N
153-290-004	RR-40	2.99	3	NE	Y	Y	N
173-820-023	PD	2.92	3	NE	Y	Y	N
029-270-010	RR-20	2.90	3	NE	Y	N	Y
153-290-005	RR-40	2.88	3	NE	Y	Y	N
157-010-003	RR-20	2.86	3	NW	Y	Y	Y
173-260-020	RR-40	2.74	3	NE	Y	Y	N
013-331-084	RR-40	2.71	3	SE	Y	Y	N
181-480-015	RR-40	2.63	3	NE	Y	Y	Y
049-430-017	RR-20	2.59	3	SE	Y	Y	N
173-820-019	PD	2.52	3	NE	Y	Y	N
173-820-006	PD	2.50	2	NE	Y	Y	N
173-810-004	PD	2.49	2	NE	Y	Y	N
031-090-001	RR-20	2.48	2	SE	Y	N	N
173-820-012	PD	2.47	2	NE	Y	Y	N
031-050-072	PD	2.45	2	SE	Y	Y	Y
031-110-048	RR-20-SR	2.39	2	NE	Y	Y	N
173-270-019	R-1-15	2.38	2	NE	Y	Y	Y
031-080-002	RR-20-SR	2.37	2	NE	Y	Y	N
173-820-020	PD	2.36	2	NE	Y	Y	N
029-280-005	RR-20	2.36	2	NE	Y	N	N
181-010-013	RR-40	2.35	2	NE	Y	Y	Y
049-181-051	RR-20	2.34	2	SE	Y	Y	N
173-300-014	RR-40	2.29	2	NE	Y	Y	Y
031-090-035	RR-40	2.28	2	SE	Y	Y	N
013-331-092	RR-20	2.24	2	SE	Y	Y	Y
173-800-013	PD	2.23	2	NE	Y	Y	N
173-820-014	PD	2.20	2	NE	Y	Y	N
173-380-003	RR-40	2.17	2	NE	Y	Y	N
173-820-002	PD	2.17	2	NE	Y	Y	N
181-510-017	RR-40-SR	2.17	2	NE	Y	Y	N
049-181-052	RR-20	2.16	2	SE	Y	Y	N
031-110-046	RR-20-SR	2.14	2	NE	Y	Y	N

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
173-820-005	PD	2.13	2	NE	Y	Y	N
173-820-011	PD	2.12	2	NE	Y	Y	N
173-820-001	PD	2.12	2	NE	Y	Y	N
173-040-012	RR-20	2.11	2	NE	Y	Y	Y
173-820-010	PD	2.11	2	NE	Y	Y	N
173-810-007	PD	2.09	2	NE	Y	Y	N
173-760-052	PD	2.08	2	NE	Y	Y	N
031-080-001	RR-20-SR	2.08	2	NE	Y	Y	N
173-820-013	PD	2.07	2	NE	Y	Y	N
173-800-012	PD	2.06	2	NE	Y	Y	N
173-820-017	PD	2.05	2	NE	Y	Y	N
173-820-009	PD	2.05	2	NE	Y	Y	N
173-810-008	PD	2.04	2	NE	Y	Y	N
173-800-005	PD	2.04	2	NE	Y	Y	N
173-800-017	PD	2.04	2	NE	Y	Y	N
173-790-012	RR-40	2.04	2	NE	Y	Y	N
173-820-018	PD	2.03	2	NE	Y	Y	N
173-810-006	PD	2.03	2	NE	Y	Y	N
173-760-043	PD	2.03	2	NE	Y	Y	N
180-040-032	RR-20	2.03	2	NE	Y	Y	Y
173-820-021	PD	2.02	2	NE	Y	Y	N
173-820-022	PD	2.01	2	NE	Y	Y	N
173-800-002	PD	2.01	2	NE	Y	Y	N
031-380-007	PD	2.00	2	SE	Y	Y	Y
173-820-004	PD	2.00	2	NE	Y	Y	N
173-820-003	PD	2.00	2	NE	Y	Y	N
173-820-008	PD	2.00	2	NE	Y	Y	N
173-820-016	PD	2.00	2	NE	Y	Y	N
173-800-018	PD	1.99	2	NE	Y	Y	N
173-370-009	RR-20	1.98	2	NE	Y	Y	Y
173-380-002	RR-40	1.97	2	NE	Y	N	N
173-170-021	RR-40	1.95	2	NE	Y	Y	Y
029-280-004	RR-20	1.87	2	NE	Y	N	N
173-370-016	RR-40	1.87	2	NE	Y	Y	N
031-061-003	PD	1.86	2	SE	Y	Y	Y
153-290-006	RR-40	1.86	2	NE	Y	Y	N
181-390-022	RR-40	1.77	2	NE	Y	Y	N
029-270-011	RR-20	1.76	2	NE	Y	N	Y
031-050-067	PD	1.75	2	SE	Y	N	Y
173-750-008	PD	1.73	2	NE	Y	Y	N

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
049-181-053	RR-20	1.71	2	SE	Y	Y	N
181-230-024	RR-20	1.70	2	NE	Y	Y	Y
173-750-009	PD	1.69	2	NE	Y	Y	N
031-120-020	RR-20-SR	1.66	2	NE	Y	Y	N
031-110-047	RR-20-SR	1.66	2	NE	Y	Y	N
180-040-030	RR-20	1.65	2	NE	Y	Y	Y
031-370-011	PD	1.65	2	SE	Y	Y	Y
147-420-075	RR-20	1.60	2	SE	Y	Y	N
030-680-017	RR-20	1.53	2	NE	Y	Y	Y
173-790-009	RR-40	1.52	2	NE	Y	Y	N
173-750-042	PD	1.52	2	NE	Y	Y	N
173-790-010	RR-40	1.51	2	NE	Y	Y	N
030-330-019	RR-40	1.48	1	NE	Y	Y	N
031-050-007	RR-40	1.47	1	SE	Y	N	Y
031-101-059	RR-20-SR	1.46	1	NE	Y	Y	N
031-380-002	PD	1.45	1	SE	Y	Y	Y
173-750-015	PD	1.45	1	NE	Y	Y	Y
031-370-001	PD	1.44	1	SE	Y	Y	Y
031-380-020	PD	1.43	1	SE	Y	Y	N
173-790-001	RR-40	1.40	1	NE	Y	Y	N
031-050-065	PD	1.39	1	SE	Y	Y	Y
031-120-043	RR-20-SR	1.39	1	NE	Y	Y	Y
030-330-011	RR-40	1.38	1	NE	Y	Y	N
173-750-006	PD	1.37	1	NE	Y	Y	N
031-370-014	PD	1.37	1	SE	Y	Y	Y
031-110-092	RR-40	1.36	1	NE	Y	Y	N
044-460-047	PD	1.34	1	SE	Y	N	Y
157-010-015	RR-20	1.34	1	NW	Y	Y	Y
173-520-025	PD	1.32	1	NE	Y	Y	N
031-050-028	RR-40-SR	1.31	1	SE	Y	N	Y
180-040-031	RR-20	1.30	1	NE	Y	Y	Y
030-330-014	RR-40-SR	1.29	1	NE	Y	N	N
013-331-052	RR-20	1.29	1	SE	Y	Y	Y
173-810-002	PD	1.26	1	NE	Y	Y	N
173-760-015	PD	1.24	1	NE	Y	Y	N
182-020-015	RR-20	1.23	1	NE	Y	Y	N
173-760-007	PD	1.22	1	NE	Y	Y	N
031-050-070	PD	1.21	1	SE	Y	Y	Y
029-270-009	RR-20	1.19	1	NE	Y	Y	Y
031-120-037	RR-20-SR	1.16	1	NE	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
181-010-015	RR-20	1.16	1	NE	Y	Y	N
181-510-005	RR-40	1.14	1	NE	Y	Y	N
030-330-012	RR-40-SR	1.13	1	NE	Y	N	N
173-750-047	PD	1.13	1	NE	Y	Y	N
030-330-007	RR-40	1.12	1	NE	Y	Y	N
181-090-013	RR-40	1.12	1	NE	Y	Y	N
173-380-006	RR-40	1.09	1	NE	Y	Y	N
173-790-007	RR-40	1.09	1	NE	Y	Y	N
173-790-005	RR-40	1.09	1	NE	Y	Y	N
029-270-012	RR-20	1.08	1	NE	Y	Y	Y
173-790-004	RR-40	1.08	1	NE	Y	Y	N
030-330-008	RR-40	1.08	1	NE	Y	Y	N
173-760-041	PD	1.07	1	NE	Y	Y	N
183-440-018	RR-20	1.07	1	NE	Y	Y	Y
031-120-037	RR-20-SR	1.07	1	NE	Y	Y	Y
031-101-028	RR-40-SR	1.06	1	NE	Y	Y	N
157-010-020	RR-20-G	1.05	1	NW	Y	Y	Y
173-760-029	PD	1.04	1	NE	Y	Y	N
181-540-046	RR-40-SR	1.03	1	NE	Y	Y	Y
031-101-035	RR-20-SR	1.03	1	NE	Y	Y	N
173-760-031	PD	1.03	1	NE	Y	Y	N
030-330-005	RR-40	1.02	1	NE	Y	N	N
049-430-021	RR-20	1.02	1	SE	Y	Y	N
173-760-028	PD	1.02	1	NE	Y	Y	N
173-760-025	PD	1.01	1	NE	Y	Y	N
173-760-034	PD	1.00	1	NE	Y	Y	N
173-490-045	PD	1.00	1	NE	Y	Y	N
173-760-033	PD	1.00	1	NE	Y	Y	N
153-290-002	RR-40	1.00	1	NE	Y	Y	N
173-800-015	PD	1.00	1	NE	Y	Y	N
173-040-007	R-1-15	0.98	1	NE	Y	Y	Y
029-270-013	RR-20	0.97	1	NE	Y	Y	Y
031-061-004	RR-20	0.94	1	SE	Y	N	N
031-120-056	RR-20-SR	0.92	1	NE	Y	N	N
049-181-058	RR-20	0.89	1	SE	Y	Y	N
031-110-029	RR-40-SR	0.87	1	NE	Y	Y	N
183-230-010	RR-40	0.87	1	NE	Y	Y	Y
153-310-003	PD	0.84	1	NE	Y	Y	Y
182-030-046	RR-20	0.83	1	NE	Y	Y	Y
173-450-012	PD	0.82	1	NE	Y	Y	N

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
036-034-006	RR-40	0.82	1	NW	Y	Y	Y
013-380-002	PD	0.81	1	SE	Y	Y	Y
183-430-005	RR-40	0.79	1	NE	Y	Y	Y
173-500-023	PD	0.78	1	NE	Y	Y	N
031-070-041	PD	0.78	1	SE	Y	Y	N
031-101-064	RR-20-SR	0.77	1	NE	Y	Y	N
182-040-019	RR-20-SR	0.77	1	NE	Y	Y	Y
181-460-008	PD	0.77	1	NE	Y	Y	Y
031-080-034	PD	0.76	1	SE	Y	Y	N
183-430-031	RR-20	0.76	1	NE	Y	Y	Y
183-430-027	RR-20	0.76	1	NE	Y	Y	Y
181-010-009	RR-40	0.75	1	NE	Y	Y	Y
031-110-012	RR-20-SR	0.75	1	NE	Y	Y	N
031-050-065	PD	0.75	1	SE	Y	N	Y
153-430-024	RR-20	0.74	1	NE	Y	Y	Y
183-440-010	RR-40	0.73	1	NE	Y	Y	Y
031-110-005	RR-20	0.71	1	NE	Y	Y	N
044-460-046	PD	0.70	1	SE	Y	N	Y
181-230-017	RR-20	0.69	1	NE	Y	Y	Y
031-110-012	RR-20-SR	0.69	1	NE	Y	Y	N
173-300-011	PD	0.68	1	NE	Y	Y	Y
030-680-025	RR-20	0.68	1	NE	Y	Y	Y
173-040-013	RR-20	0.68	1	NE	Y	Y	Y
044-460-035	PD	0.68	1	SE	Y	N	Y
183-440-014	RR-20	0.67	1	NE	Y	Y	Y
153-500-013	PD	0.67	1	NE	Y	Y	Y
183-440-021	RR-20	0.67	1	NE	Y	Y	Y
180-040-029	RR-20	0.67	1	NE	Y	Y	Y
031-101-038	RR-20	0.66	1	SE	Y	Y	N
183-430-002	RR-20	0.66	1	NE	Y	Y	Y
183-440-022	RR-20	0.66	1	NE	Y	Y	Y
173-500-044	PD	0.66	1	NE	Y	Y	N
183-430-001	RR-20	0.66	1	NE	Y	Y	Y
183-440-003	RR-40	0.66	1	NE	Y	Y	Y
036-091-053	RR-40	0.64	1	NW	Y	Y	Y
183-440-013	RR-20	0.64	1	NE	Y	Y	Y
036-036-023	RR-40	0.64	1	NW	Y	Y	Y
183-440-012	RR-40	0.63	1	NE	Y	Y	Y
153-590-010	PD	0.63	1	NE	Y	N	N
173-540-063	RR-20	0.63	1	NE	Y	Y	N

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
049-181-063	RR-20	0.63	1	SE	Y	Y	N
153-600-011	PD	0.62	1	NE	Y	N	N
030-350-035	RR-20-SR	0.62	1	NE	Y	Y	N
173-550-024	PD	0.62	1	NE	Y	Y	Y
153-500-012	PD	0.62	1	NE	Y	Y	Y
147-420-063	RR-20	0.60	1	SE	Y	N	N
181-030-016	RR-20-SR	0.60	1	NE	Y	Y	Y
181-430-002	RR-20	0.60	1	NE	Y	Y	Y
181-010-008	RR-40	0.60	1	NE	Y	Y	Y
031-070-058	RR-40	0.59	1	SE	Y	Y	N
181-520-007	RR-20	0.59	1	NE	Y	Y	Y
183-430-038	RR-20	0.58	1	NE	Y	Y	Y
049-820-022	RR-20	0.58	1	SE	Y	Y	Y
183-160-034	RR-20	0.58	1	NE	Y	Y	Y
181-460-006	PD	0.58	1	NE	Y	Y	Y
153-590-009	PD	0.57	1	NE	Y	Y	N
173-520-007	PD	0.57	1	NE	Y	Y	Y
153-590-025	PD	0.57	1	NE	Y	N	N
183-440-026	RR-40	0.57	1	NE	Y	Y	Y
036-036-031	RR-20	0.57	1	NW	Y	Y	Y
049-430-027	RR-20	0.55	1	SE	Y	Y	N
031-080-034	PD	0.55	1	SE	Y	Y	N
183-430-003	RR-20	0.55	1	NE	Y	Y	Y
181-460-004	PD	0.55	1	NE	Y	Y	Y
153-430-006	RR-20	0.55	1	NE	Y	Y	Y
031-133-023	R-1-15	0.55	1	SE	Y	Y	Y
153-290-001	RR-40	0.54	1	NE	Y	Y	N
153-430-007	RR-20	0.53	1	NE	Y	Y	Y
153-430-018	RR-20	0.53	1	NE	Y	Y	Y
153-430-022	RR-20	0.53	1	NE	Y	Y	Y
183-240-034	RR-20	0.53	1	NE	Y	Y	Y
153-430-025	RR-20	0.52	1	NE	Y	Y	Y
153-430-017	RR-20	0.52	1	NE	Y	Y	Y
153-430-021	RR-20	0.52	1	NE	Y	Y	Y
181-370-003	R-1-15	0.52	1	NE	Y	Y	N
153-430-030	RR-20	0.52	1	NE	Y	Y	Y
153-430-023	RR-20	0.52	1	NE	Y	Y	Y
153-600-012	PD	0.51	1	NE	Y	N	N
153-430-026	RR-20	0.51	1	NE	Y	Y	Y
030-180-038	RR-20	0.51	1	NE	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
153-430-029	RR-20	0.51	1	NE	Y	Y	Y
153-430-027	RR-20	0.51	1	NE	Y	Y	Y
153-430-032	RR-40	0.51	1	NE	Y	Y	Y
181-320-025	RR-20	0.50	1	NE	Y	Y	N
153-430-028	RR-20	0.50	1	NE	Y	Y	Y
183-230-003	RR-40	0.50	1	NE	Y	Y	Y
183-240-019	RR-40	0.50	1	NE	Y	N	Y
181-010-023	RR-20	0.50	1	NE	Y	Y	Y
VLDR Zoned Total:		**654**	**655**				

Table 4-41: Very Low Density (not zoned)

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
038-261-010	PD	54.01	54	SE	N	Y	Y
031-050-019	PD	7.06	7	SE	N	Y	Y
031-050-018	PD	6.52	7	SE	N	Y	Y
173-050-009	CG	5.87	6	NE	N	Y	Y
173-270-003	R-1-6	4.49	4	NE	N	Y	Y
013-311-052	PD	4.45	4	SE	N	Y	Y
035-071-061	OSC	3.12	3	SW	N	Y	Y
013-331-079	R-2	2.00	2	SE	N	Y	Y
153-510-013	PD	1.01	1	NE	N	Y	Y
181-530-005	R-1-6	0.82	1	NE	N	Y	Y
035-071-065	OSC	0.80	1	SW	N	Y	Y
180-420-021	R-1-6	0.76	1	NE	N	Y	Y
013-350-003	PD	0.74	1	SE	N	Y	Y
183-440-002	R-1-6	0.67	1	NE	N	N	Y
183-440-001	R-1-6	0.62	1	NE	N	Y	Y
181-390-021	R-1-6	0.61	1	NE	N	Y	N
153-430-011	R-1-6	0.56	1	NE	N	Y	Y
035-071-067	OSC	0.53	1	SW	N	Y	Y
153-430-008	R-1-6	0.53	1	NE	N	Y	Y
034-110-089	PD	0.51	1	NW	N	Y	Y
VLDR Not Zoned Total:		**95.69**	**96**				

Table 4-42: Low Density (zoned)

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
035-141-034	PD	34.40	230	SW	Y	Y	Y
034-030-070	PD	27.44	184	NW	Y	Y	N
035-141-031	PD	26.46	177	SW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
157-020-009	R-1-6	21.96	147	NW	Y	Y	Y
035-141-033	PD	18.32	123	SW	Y	Y	Y
034-030-093	PD	17.81	119	NW	Y	Y	N
035-141-039	PD	16.47	110	SW	Y	N	Y
034-030-095	PD	12.45	83	NW	Y	Y	N
035-141-039	PD	12.22	82	SW	Y	Y	Y
034-030-013	PD	12.00	80	NW	Y	Y	N
173-670-016	PD	10.43	70	NE	Y	Y	Y
173-670-001	PD	9.66	65	NE	Y	Y	N
034-021-034	R-1-6	8.85	59	NW	Y	Y	Y
034-024-035	PD	8.60	58	NW	Y	Y	N
035-141-030	PD	8.20	55	SW	Y	Y	Y
134-022-007	R-1-6	7.53	50	SW	Y	Y	Y
035-141-026	PD	7.20	48	SW	Y	Y	Y
044-091-038	R-1-6	7.20	48	SE	Y	Y	Y
173-670-034	PD	6.53	44	NE	Y	Y	Y
016-090-013	R-1-6	6.26	42	SE	Y	Y	Y
173-620-030	PD	6.01	40	NE	Y	Y	Y
173-270-005	PD	5.69	38	NE	Y	Y	Y
134-042-041	R-1-6	5.39	36	SW	Y	N	Y
043-111-005	R-1-6	5.05	34	SW	Y	Y	Y
044-051-040	R-1-15	4.64	31	SE	Y	N	Y
034-022-001	R-1-6	4.63	31	NW	Y	Y	N
043-111-006	R-1-6	4.62	31	SW	Y	Y	Y
034-022-002	R-1-6	4.55	30	NW	Y	Y	N
043-191-024	PD	4.43	30	SW	Y	Y	Y
035-101-004	R-1-6	4.38	29	SW	Y	Y	Y
034-022-003	PD	4.34	29	NW	Y	Y	N
034-030-014	PD	4.08	27	NW	Y	Y	N
180-820-002	PD	3.91	26	NE	Y	Y	Y
034-041-012	R-1-6	3.77	25	NW	Y	Y	Y
044-032-005	R-1-6	3.76	25	SE	Y	Y	Y
173-270-002	R-1-6	3.56	24	NE	Y	Y	Y
016-100-006	R-1-6	3.24	22	SE	Y	Y	Y
043-121-001	R-1-6	3.16	21	SW	Y	Y	Y
043-111-007	PD	3.12	21	SW	Y	Y	Y
034-022-004	PD	2.94	20	NW	Y	Y	N
034-030-068	PD	2.80	19	NW	Y	N	N
034-030-071	PD-G	2.78	19	NW	Y	N	N
181-220-049	R-1-6	2.42	16	NE	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
043-111-001	R-1-6	2.37	16	SW	Y	Y	Y
181-120-028	R-1-6	2.36	16	NE	Y	Y	Y
034-041-009	R-1-6	2.27	15	NW	Y	Y	Y
147-110-004	R-1-6	2.17	15	SE	Y	Y	Y
173-670-004	PD	2.14	14	NE	Y	Y	N
182-520-050	R-1-6	2.14	14	NE	Y	Y	Y
173-120-002	R-1-6	2.06	14	NE	Y	Y	Y
173-120-001	R-1-6	1.99	13	NE	Y	Y	Y
034-030-030	PD	1.89	13	NW	Y	N	N
044-032-006	R-1-6	1.86	12	SE	Y	Y	Y
173-310-055	PD	1.84	12	NE	Y	Y	Y
049-830-008	PD	1.78	12	SE	Y	Y	Y
036-061-068	R-1-6	1.75	12	NW	Y	Y	Y
013-321-040	R-1-6	1.70	11	SE	Y	Y	Y
014-652-021	R-1-6	1.70	11	SE	Y	Y	Y
035-103-020	R-1-6	1.65	11	SW	Y	N	Y
014-601-019	R-1-6	1.64	11	SE	Y	Y	Y
034-030-049	PD	1.61	11	NW	Y	Y	N
035-063-021	R-1-6	1.60	11	SW	Y	Y	Y
038-300-066	PD	1.55	10	SE	Y	Y	Y
036-261-032	R-1-6	1.52	10	NW	Y	Y	Y
014-461-068	R-1-6	1.51	10	SE	Y	Y	Y
044-051-041	R-1-15	1.51	10	SE	Y	N	Y
035-102-036	R-1-6	1.48	10	SW	Y	Y	Y
034-041-007	R-1-6	1.46	10	NW	Y	Y	Y
014-571-008	R-1-6	1.45	10	SE	Y	Y	Y
036-191-010	R-1-6	1.44	10	NW	Y	Y	Y
035-091-025	R-1-6	1.42	9	SW	Y	Y	Y
034-121-043	PD	1.37	9	NW	Y	Y	Y
036-061-051	R-1-6	1.36	9	NW	Y	Y	Y
044-460-021	PD	1.34	9	SE	Y	N	Y
034-121-046	PD	1.32	9	NW	Y	Y	Y
034-030-050	PD	1.32	9	NW	Y	Y	N
044-460-022	PD	1.30	9	SE	Y	N	Y
044-460-009	PD	1.30	9	SE	Y	N	Y
036-261-003	R-1-6	1.30	9	NW	Y	Y	Y
180-070-009	R-1-6	1.28	9	NE	Y	Y	Y
036-171-032	R-1-6	1.26	8	NW	Y	Y	Y
044-051-007	R-1-6	1.25	8	SE	Y	Y	Y
010-374-015	R-1-6	1.23	8	NW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
034-022-005	PD	1.21	8	NW	Y	Y	N
180-080-015	R-1-6	1.21	8	NE	Y	Y	Y
010-522-020	R-1-6	1.20	8	NW	Y	Y	Y
043-121-011	R-1-6	1.19	8	SW	Y	N	Y
173-100-001	R-1-6	1.14	8	NE	Y	Y	Y
035-101-004	R-1-6	1.12	8	SW	Y	Y	Y
182-520-079	PD	1.11	7	NE	Y	Y	Y
044-460-023	PD	1.06	7	SE	Y	N	Y
034-690-027	R-1-6	1.01	7	NW	Y	Y	N
035-690-103	PD	1.01	7	SW	Y	Y	Y
035-103-023	R-1-6	1.00	7	SW	Y	Y	Y
059-010-010	R-1-6	1.00	7	NW	Y	Y	N
059-010-016	R-1-6	1.00	7	NW	Y	N	Y
031-140-069	R-1-6	0.99	7	NE	Y	Y	Y
034-041-010	R-1-6	0.98	7	NW	Y	Y	Y
016-850-086	PD-G	0.95	6	SE	Y	Y	Y
038-380-074	PD	0.94	6	SE	Y	Y	Y
182-150-069	R-1-15-SR	0.94	6	NE	Y	Y	Y
044-051-041	R-1-15	0.93	6	SE	Y	N	Y
034-121-045	PD	0.92	6	NW	Y	Y	Y
036-261-027	R-1-6	0.89	6	NW	Y	Y	Y
010-700-014	R-1-6-H-SA	0.87	6	NW	Y	Y	Y
034-121-066	R-1-6	0.85	6	NW	Y	Y	Y
034-680-045	R-1-6	0.83	6	NW	Y	Y	N
049-800-002	PD	0.82	5	SE	Y	Y	Y
036-061-028	R-1-6	0.81	5	NW	Y	Y	Y
125-311-009	R-1-6	0.81	5	SW	Y	Y	Y
013-321-044	R-1-6	0.80	5	SE	Y	Y	Y
031-240-047	R-1-6	0.79	5	NE	Y	Y	Y
010-264-012	R-1-6	0.79	5	NW	Y	Y	Y
125-271-005	R-1-6-H	0.79	5	SW	Y	Y	Y
044-032-010	R-1-6	0.79	5	SE	Y	Y	Y
044-032-009	R-1-6	0.78	5	SE	Y	Y	Y
153-430-012	R-1-6	0.78	5	NE	Y	Y	Y
044-032-011	R-1-6	0.76	5	SE	Y	Y	Y
013-321-038	R-1-6	0.76	5	SE	Y	Y	Y
036-121-038	R-1-6	0.75	5	NW	Y	Y	Y
031-140-023	R-1-6	0.73	5	SE	Y	Y	Y
035-091-022	R-1-6	0.73	5	SW	Y	Y	Y
036-061-052	R-1-6	0.70	5	NW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
036-061-047	R-1-6	0.70	5	NW	Y	Y	Y
034-041-003	R-1-6	0.69	5	NW	Y	Y	Y
059-010-045	PD	0.68	5	NW	Y	Y	N
125-311-013	R-1-6	0.67	4	SW	Y	Y	Y
034-121-044	PD	0.67	4	NW	Y	Y	Y
180-350-002	PD	0.66	4	NE	Y	Y	Y
034-041-008	R-1-6	0.65	4	NW	Y	Y	Y
147-110-011	R-1-7.5	0.65	4	SE	Y	Y	Y
035-092-008	R-1-6	0.65	4	SW	Y	Y	Y
044-460-050	PD	0.64	4	SE	Y	N	Y
034-030-052	PD	0.63	4	NW	Y	Y	N
014-221-013	R-1-6	0.61	4	SE	Y	Y	Y
044-051-006	R-1-6	0.59	4	SE	Y	Y	Y
015-533-046	R-1-6	0.57	4	NW	Y	Y	Y
182-560-031	R-1-6	0.55	4	NE	Y	Y	Y
173-290-040	PD	0.55	4	NE	Y	Y	Y
035-092-003	R-1-6	0.54	4	SW	Y	Y	Y
044-460-051	PD	0.54	4	SE	Y	N	Y
044-460-006	PD	0.53	4	SE	Y	N	Y
152-080-024	R-1-6	0.52	4	NW	Y	Y	Y
044-021-053	R-1-6	0.52	3	SE	Y	Y	Y
180-820-007	R-1-7.5	0.51	3	NE	Y	Y	Y
049-830-009	PD	0.51	3	SE	Y	Y	Y
035-063-021	R-1-6	0.50	3	SW	Y	N	Y
031-140-064	R-1-6	0.50	3	NE	Y	Y	Y
059-010-037	R-1-6	0.50	3	NW	Y	N	N
031-140-061	R-1-6	0.50	3	NE	Y	Y	Y
034-030-047	PD	0.49	3	NW	Y	N	N
034-730-012	R-1-7.5	0.49	3	NW	Y	Y	Y
173-080-043	R-1-6	0.49	3	NE	Y	Y	Y
010-521-027	R-1-6	0.49	3	NW	Y	Y	Y
059-010-012	R-1-6	0.48	3	NW	Y	N	N
044-021-042	R-1-6	0.48	3	SE	Y	Y	Y
059-010-011	R-1-6	0.48	3	NW	Y	Y	N
059-010-009	R-1-6	0.47	3	NW	Y	Y	N
044-021-061	R-1-6	0.47	3	SE	Y	Y	Y
031-240-010	R-1-6	0.46	3	NE	Y	Y	Y
013-321-042	R-1-6	0.45	3	SE	Y	Y	Y
044-460-052	PD	0.44	3	SE	Y	N	Y
031-140-065	R-1-6	0.44	3	NE	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
173-670-011	PD	0.44	3	NE	Y	Y	N
152-030-021	R-1-6	0.44	3	NW	Y	Y	Y
173-310-060	PD	0.44	3	NE	Y	Y	Y
180-040-006	R-1-6	0.43	3	NE	Y	Y	Y
044-021-059	R-1-6	0.42	3	SE	Y	Y	Y
180-580-001	PD	0.42	3	NE	Y	Y	Y
036-261-044	R-1-6	0.41	3	NW	Y	Y	Y
044-021-044	R-1-6	0.40	3	SE	Y	Y	Y
152-133-003	R-1-6	0.39	3	NW	Y	Y	Y
173-290-041	PD	0.39	3	NE	Y	Y	Y
044-460-039	PD	0.39	3	SE	Y	N	Y
036-183-044	R-1-6	0.38	3	NW	Y	Y	Y
182-540-038	R-1-6	0.38	3	NE	Y	Y	Y
035-094-002	R-1-6	0.38	3	SW	Y	Y	Y
152-101-036	R-1-6	0.38	3	NW	Y	Y	Y
038-290-087	PD	0.37	2	SE	Y	Y	Y
044-021-050	R-1-6	0.37	2	SE	Y	Y	Y
180-110-005	R-1-6	0.36	2	NE	Y	Y	Y
038-254-016	R-1-15	0.36	2	SE	Y	Y	N
152-090-020	R-1-6	0.36	2	NW	Y	Y	Y
152-080-001	R-1-6	0.36	2	NW	Y	Y	Y
034-030-094	PD	0.36	2	NW	Y	Y	N
036-191-052	R-1-6	0.35	2	NW	Y	Y	Y
044-051-008	R-1-6	0.35	2	SE	Y	Y	Y
035-092-004	R-1-6	0.34	2	SW	Y	Y	Y
183-150-016	R-1-6	0.34	2	NE	Y	Y	Y
059-010-063	R-1-6	0.34	2	NW	Y	Y	Y
182-090-045	PD-SR	0.34	2	NE	Y	Y	Y
038-141-007	R-1-6	0.33	2	SE	Y	Y	Y
180-820-006	R-1-7.5	0.33	2	NE	Y	Y	Y
044-460-053	PD	0.33	2	SE	Y	N	Y
044-051-010	R-1-6	0.33	2	SE	Y	Y	Y
152-080-035	R-1-6	0.32	2	NW	Y	Y	Y
034-121-044	PD	0.32	2	NW	Y	Y	Y
183-150-017	R-1-6	0.32	2	NE	Y	Y	Y
152-102-001	R-1-6	0.31	2	NW	Y	Y	Y
044-460-007	PD	0.31	2	SE	Y	N	Y
173-310-058	PD	0.31	2	NE	Y	Y	Y
044-051-011	R-1-6	0.31	2	SE	Y	Y	Y
152-102-002	R-1-6	0.31	2	NW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
031-240-010	R-1-6	0.31	2	NE	Y	Y	Y
044-460-044	PD	0.31	2	SE	Y	N	Y
152-102-005	R-1-6	0.31	2	NW	Y	Y	Y
152-102-006	R-1-6	0.30	2	NW	Y	Y	Y
152-101-035	R-1-6	0.30	2	NW	Y	Y	Y
038-290-063	PD	0.30	2	SE	Y	Y	Y
152-102-011	R-1-6	0.30	2	NW	Y	Y	Y
182-190-046	PD	0.30	2	NE	Y	Y	Y
044-460-069	PD	0.30	2	SE	Y	N	Y
173-310-050	PD	0.30	2	NE	Y	Y	Y
036-730-023	R-1-9	0.29	2	NW	Y	Y	Y
034-121-067	R-1-6	0.29	2	NW	Y	Y	Y
044-460-068	PD	0.29	2	SE	Y	N	Y
152-102-007	R-1-6	0.29	2	NW	Y	Y	Y
152-102-008	R-1-6	0.29	2	NW	Y	Y	Y
152-101-018	R-1-6	0.29	2	NW	Y	Y	Y
031-240-065	R-1-6	0.29	2	NE	Y	Y	Y
182-200-004	R-1-6	0.28	2	NE	Y	Y	Y
044-021-047	R-1-6	0.28	2	SE	Y	Y	Y
049-561-004	R-1-7.5	0.28	2	SE	Y	Y	Y
180-670-033	PD-H	0.28	2	NE	Y	Y	Y
038-290-062	PD	0.27	2	SE	Y	Y	Y
173-220-001	R-1-6	0.27	2	NE	Y	Y	Y
152-101-016	R-1-6	0.27	2	NW	Y	Y	Y
035-091-019	R-1-9	0.27	2	SW	Y	Y	Y
031-240-046	R-1-6	0.27	2	NE	Y	Y	Y
044-460-043	PD	0.27	2	SE	Y	N	Y
173-670-003	PD	0.27	2	NE	Y	Y	N
044-021-046	R-1-6	0.26	2	SE	Y	Y	Y
012-451-003	R-1-6	0.26	2	NW	Y	Y	Y
044-460-036	PD	0.26	2	SE	Y	N	Y
044-460-037	PD	0.26	2	SE	Y	N	Y
182-110-028	R-1-6	0.26	2	NE	Y	Y	Y
180-520-062	PD	0.25	2	NE	Y	Y	Y
153-201-035	R-1-6-SR	0.25	2	NE	Y	Y	Y
035-091-011	R-1-15	0.25	2	SW	Y	Y	Y
152-101-017	R-1-6	0.25	2	NW	Y	Y	Y
182-090-001	PD-SR	0.24	2	NE	Y	Y	Y
044-460-038	PD	0.24	2	SE	Y	N	Y
010-521-028	R-1-6	0.24	2	NW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
036-183-041	R-1-6	0.24	2	NW	Y	Y	Y
031-460-023	R-1-6	0.24	2	NE	Y	Y	Y
044-460-024	PD	0.24	2	SE	Y	N	Y
152-102-003	R-1-6	0.23	2	NW	Y	Y	Y
152-090-014	R-1-6	0.23	2	NW	Y	Y	Y
044-460-054	PD	0.23	2	SE	Y	N	Y
044-460-056	PD	0.23	2	SE	Y	N	Y
152-101-020	R-1-6	0.22	2	NW	Y	Y	Y
035-092-011	R-1-9	0.22	1	SW	Y	Y	Y
044-021-079	R-1-6	0.22	1	SE	Y	Y	Y
044-460-040	PD	0.22	1	SE	Y	N	Y
152-080-044	R-1-6	0.22	1	NW	Y	Y	Y
035-092-023	R-1-9	0.22	1	SW	Y	Y	Y
152-080-009	R-1-6	0.22	1	NW	Y	Y	Y
044-460-034	PD	0.22	1	SE	Y	N	Y
152-080-025	R-1-6	0.22	1	NW	Y	Y	Y
034-480-059	R-1-6	0.21	1	NW	Y	Y	N
044-460-058	PD	0.21	1	SE	Y	N	Y
038-350-010	R-1-6	0.21	1	SE	Y	Y	Y
152-102-004	R-1-6	0.21	1	NW	Y	Y	Y
044-460-010	PD	0.21	1	SE	Y	N	Y
044-460-019	PD	0.21	1	SE	Y	N	Y
044-460-033	PD	0.21	1	SE	Y	N	Y
016-850-013	PD	0.21	1	SE	Y	Y	Y
173-310-059	PD	0.21	1	NE	Y	Y	Y
044-460-067	PD	0.20	1	SE	Y	N	Y
009-024-043	R-1-6-H-SA	0.20	1	NE	Y	Y	Y
044-460-045	PD	0.20	1	SE	Y	N	Y
181-300-032	R-1-6	0.20	1	NE	Y	Y	Y
173-310-057	PD	0.20	1	NE	Y	Y	Y
044-460-055	PD	0.20	1	SE	Y	N	Y
152-090-008	R-1-6	0.20	1	NW	Y	Y	Y
016-840-063	PD	0.20	1	SE	Y	Y	Y
044-460-031	PD	0.19	1	SE	Y	N	Y
182-090-021	PD	0.19	1	NE	Y	Y	Y
044-460-059	PD	0.19	1	SE	Y	N	Y
044-460-025	PD	0.19	1	SE	Y	N	Y
044-460-041	PD	0.19	1	SE	Y	N	Y
044-460-015	PD	0.19	1	SE	Y	N	Y
044-460-060	PD	0.19	1	SE	Y	N	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
035-091-014	R-1-15	0.19	1	SW	Y	Y	Y
044-460-008	PD	0.19	1	SE	Y	N	Y
044-460-032	PD	0.19	1	SE	Y	N	Y
038-380-073	PD	0.19	1	SE	Y	Y	Y
044-460-061	PD	0.19	1	SE	Y	N	Y
182-090-022	PD	0.19	1	NE	Y	Y	Y
034-030-092	PD	0.18	1	NW	Y	Y	N
044-460-030	PD	0.18	1	SE	Y	N	Y
035-850-008	PD	0.18	1	SW	Y	Y	Y
152-133-004	R-1-6	0.18	1	NW	Y	Y	Y
034-810-031	R-1-6	0.18	1	NW	Y	Y	N
044-460-062	PD	0.18	1	SE	Y	N	Y
044-460-016	PD	0.18	1	SE	Y	N	Y
044-460-029	PD	0.18	1	SE	Y	N	Y
152-102-003	R-1-6	0.18	1	NW	Y	Y	Y
044-460-020	PD	0.18	1	SE	Y	N	Y
034-810-033	R-1-6	0.18	1	NW	Y	Y	N
038-141-006	R-1-6	0.18	1	SE	Y	Y	Y
173-100-003	R-1-6	0.18	1	NE	Y	Y	Y
016-840-035	PD	0.18	1	SE	Y	Y	Y
148-100-061	R-1-6	0.18	1	NW	Y	Y	Y
044-460-063	PD	0.18	1	SE	Y	N	Y
044-460-057	PD	0.18	1	SE	Y	N	Y
016-840-061	PD	0.18	1	SE	Y	Y	Y
010-021-013	R-1-6-H	0.18	1	NE	Y	Y	Y
148-100-063	R-1-6	0.18	1	NW	Y	Y	Y
044-460-049	PD	0.18	1	SE	Y	N	Y
038-350-043	R-1-6	0.18	1	SE	Y	Y	Y
044-460-012	PD	0.17	1	SE	Y	N	Y
044-460-066	PD	0.17	1	SE	Y	N	Y
044-460-018	PD	0.17	1	SE	Y	N	Y
180-330-035	PD	0.17	1	NE	Y	Y	Y
014-082-012	R-1-6	0.17	1	SE	Y	Y	Y
014-082-026	R-1-6	0.17	1	SE	Y	Y	Y
044-460-028	PD	0.17	1	SE	Y	N	Y
044-460-011	PD	0.17	1	SE	Y	N	Y
044-460-042	PD	0.17	1	SE	Y	N	Y
182-320-041	R-1-6	0.17	1	NE	Y	Y	Y
049-370-047	R-1-6	0.17	1	SE	Y	Y	Y
044-460-065	PD	0.17	1	SE	Y	N	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
182-090-023	PD	0.17	1	NE	Y	Y	Y
173-220-005	R-1-6	0.17	1	NE	Y	Y	Y
036-830-053	R-1-6	0.17	1	NW	Y	Y	Y
016-840-036	PD	0.17	1	SE	Y	Y	Y
044-460-064	PD	0.17	1	SE	Y	N	Y
173-310-049	PD	0.16	1	NE	Y	Y	Y
182-320-040	R-1-6	0.16	1	NE	Y	Y	Y
038-350-003	R-1-6	0.16	1	SE	Y	Y	Y
038-380-067	PD	0.16	1	SE	Y	Y	Y
180-690-060	PD	0.16	1	NE	Y	Y	Y
183-390-017	R-1-6	0.16	1	NE	Y	Y	Y
180-520-003	PD	0.16	1	NE	Y	Y	Y
038-380-068	PD	0.16	1	SE	Y	Y	Y
036-830-072	R-1-6	0.16	1	NW	Y	Y	Y
152-090-009	R-1-6	0.16	1	NW	Y	Y	Y
148-100-062	R-1-6	0.16	1	NW	Y	Y	Y
010-522-032	R-3-15	0.16	1	NW	Y	Y	Y
180-330-024	PD	0.16	1	NE	Y	Y	Y
183-390-015	R-1-6	0.16	1	NE	Y	Y	Y
016-840-062	PD	0.16	1	SE	Y	Y	Y
180-740-069	R-1-6-H	0.15	1	NE	Y	Y	Y
044-460-013	PD	0.15	1	SE	Y	N	Y
034-810-032	R-1-6	0.15	1	NW	Y	Y	N
010-521-008	R-1-6	0.15	1	NW	Y	Y	Y
134-301-038	R-1-6	0.15	1	SW	Y	Y	Y
134-301-047	R-1-6	0.15	1	SW	Y	Y	Y
134-301-043	R-1-6	0.15	1	SW	Y	Y	Y
044-460-017	PD	0.15	1	SE	Y	N	Y
038-350-023	R-1-6	0.15	1	SE	Y	Y	Y
035-850-041	PD	0.15	1	SW	Y	Y	Y
038-350-004	R-1-6	0.15	1	SE	Y	Y	Y
044-460-026	PD	0.15	1	SE	Y	N	Y
044-460-027	PD	0.15	1	SE	Y	N	Y
010-432-004	R-1-6	0.15	1	NW	Y	Y	Y
152-102-010	R-1-6	0.15	1	NW	Y	Y	Y
182-120-059	R-1-6	0.15	1	NE	Y	Y	Y
182-360-050	PD-SR	0.15	1	NE	Y	Y	Y
035-670-065	R-1-6	0.14	1	SW	Y	Y	Y
044-460-014	PD	0.14	1	SE	Y	N	Y
152-101-019	R-1-6	0.14	1	NW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
034-480-058	R-1-6	0.14	1	NW	Y	Y	N
016-840-034	PD	0.14	1	SE	Y	Y	Y
182-360-049	PD-SR	0.14	1	NE	Y	Y	Y
148-100-064	R-1-6	0.14	1	NW	Y	Y	Y
049-370-053	R-1-6	0.14	1	SE	Y	Y	Y
038-380-069	PD	0.14	1	SE	Y	Y	Y
043-340-017	R-1-6	0.14	1	SW	Y	Y	Y
038-380-072	PD	0.14	1	SE	Y	Y	Y
182-120-060	R-1-6	0.14	1	NE	Y	Y	Y
043-340-022	R-1-6	0.14	1	SW	Y	Y	Y
034-480-052	R-1-6	0.14	1	NW	Y	Y	N
043-340-021	R-1-6	0.14	1	SW	Y	Y	Y
148-100-060	R-1-6	0.14	1	NW	Y	Y	Y
036-800-032	R-1-6	0.14	1	NW	Y	Y	Y
125-161-040	PD	0.14	1	SW	Y	Y	Y
043-340-020	R-1-6	0.14	1	SW	Y	Y	Y
043-340-018	R-1-6	0.14	1	SW	Y	Y	Y
038-380-071	PD	0.14	1	SE	Y	Y	Y
036-830-054	R-1-6	0.14	1	NW	Y	Y	Y
043-340-019	R-1-6	0.13	1	SW	Y	Y	Y
038-350-019	R-1-6	0.13	1	SE	Y	Y	Y
034-650-010	R-1-6	0.13	1	NW	Y	Y	Y
044-460-048	PD	0.13	1	SE	Y	N	Y
036-780-017	R-1-6	0.13	1	NW	Y	Y	Y
125-161-039	PD	0.13	1	SW	Y	Y	Y
036-830-073	R-1-6	0.13	1	NW	Y	Y	Y
016-840-037	PD	0.13	1	SE	Y	Y	Y
180-340-072	PD	0.13	1	NE	Y	Y	Y
038-380-070	PD	0.13	1	SE	Y	Y	Y
016-850-021	PD	0.13	1	SE	Y	Y	Y
152-090-061	R-1-6	0.13	1	NW	Y	Y	Y
036-830-057	R-1-6	0.13	1	NW	Y	Y	Y
181-250-030	R-1-6	0.13	1	NE	Y	Y	Y
038-350-049	R-1-6	0.13	1	SE	Y	Y	Y
036-830-058	R-1-6	0.13	1	NW	Y	Y	Y
038-350-021	R-1-6	0.13	1	SE	Y	Y	Y
036-830-061	R-1-6	0.13	1	NW	Y	Y	Y
035-850-057	PD	0.13	1	SW	Y	N	Y
036-830-062	R-1-6	0.13	1	NW	Y	Y	Y
038-350-005	R-1-6	0.13	1	SE	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
038-350-009	R-1-6	0.13	1	SE	Y	Y	Y
036-261-045	R-1-6	0.13	1	NW	Y	Y	Y
038-350-002	R-1-6	0.12	1	SE	Y	Y	Y
043-340-025	R-1-6	0.12	1	SW	Y	Y	Y
034-810-016	R-1-6	0.12	1	NW	Y	Y	N
038-380-043	PD	0.12	1	SE	Y	Y	N
173-670-002	PD	0.12	1	NE	Y	Y	N
043-340-016	R-1-6	0.12	1	SW	Y	Y	Y
036-830-071	R-1-6	0.12	1	NW	Y	Y	Y
043-340-014	R-1-6	0.12	1	SW	Y	Y	Y
038-380-023	PD	0.12	1	SE	Y	Y	Y
034-650-017	R-1-6	0.12	1	NW	Y	Y	Y
036-800-028	R-1-6	0.12	1	NW	Y	Y	Y
034-480-061	R-1-6	0.12	1	NW	Y	Y	N
043-340-023	R-1-6	0.12	1	SW	Y	Y	Y
038-350-030	R-1-6	0.12	1	SE	Y	Y	Y
038-380-066	PD	0.12	1	SE	Y	Y	Y
036-780-035	R-1-6	0.12	1	NW	Y	Y	Y
180-460-027	PD	0.12	1	NE	Y	Y	Y
035-850-026	PD	0.12	1	SW	Y	Y	Y
035-850-036	PD	0.12	1	SW	Y	Y	Y
182-520-089	R-1-6	0.12	1	NE	Y	Y	Y
035-850-027	PD	0.12	1	SW	Y	Y	Y
034-810-048	R-1-6	0.12	1	NW	Y	Y	N
038-350-012	R-1-6	0.12	1	SE	Y	Y	Y
038-350-013	R-1-6	0.12	1	SE	Y	Y	Y
038-330-008	PD	0.12	1	SE	Y	Y	N
125-161-038	PD	0.12	1	SW	Y	Y	Y
038-350-015	R-1-6	0.12	1	SE	Y	Y	Y
034-810-034	R-1-6	0.12	1	NW	Y	Y	N
035-670-061	R-1-6	0.12	1	SW	Y	Y	Y
035-710-001	PD	0.11	1	SW	Y	Y	Y
035-850-035	PD	0.11	1	SW	Y	Y	Y
044-270-026	R-1-6	0.11	1	SE	Y	Y	Y
035-850-024	PD	0.11	1	SW	Y	Y	Y
043-340-026	R-1-6	0.11	1	SW	Y	Y	Y
038-350-011	R-1-6	0.11	1	SE	Y	Y	Y
038-350-048	R-1-6	0.11	1	SE	Y	Y	Y
043-340-013	R-1-6	0.11	1	SW	Y	Y	Y
035-850-016	PD	0.11	1	SW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
173-310-051	PD	0.11	1	NE	Y	Y	Y
035-850-020	PD	0.11	1	SW	Y	Y	Y
182-520-094	R-1-6	0.11	1	NE	Y	Y	Y
035-860-014	R-1-6	0.11	1	SW	Y	Y	Y
036-780-028	R-1-6	0.11	1	NW	Y	Y	Y
035-850-050	PD	0.11	1	SW	Y	N	Y
035-850-058	PD	0.11	1	SW	Y	Y	Y
035-850-010	PD	0.11	1	SW	Y	Y	Y
010-162-008	PD-H	0.11	1	NW	Y	Y	Y
036-830-048	R-1-6	0.11	1	NW	Y	Y	Y
035-850-048	PD	0.11	1	SW	Y	N	Y
036-830-047	R-1-6	0.11	1	NW	Y	Y	Y
035-850-044	PD	0.11	1	SW	Y	N	Y
010-143-010	R-1-6-H	0.11	1	NW	Y	Y	Y
035-850-009	PD	0.11	1	SW	Y	Y	Y
035-850-032	PD	0.11	1	SW	Y	Y	Y
035-850-047	PD	0.11	1	SW	Y	N	Y
125-161-037	PD	0.11	1	SW	Y	Y	Y
038-300-059	PD	0.11	1	SE	Y	Y	N
038-380-024	PD	0.11	1	SE	Y	Y	Y
035-850-030	PD	0.11	1	SW	Y	Y	Y
031-460-004	R-1-6	0.11	1	NE	Y	Y	Y
034-810-045	R-1-6	0.11	1	NW	Y	Y	N
038-380-044	PD	0.11	1	SE	Y	Y	N
035-850-049	PD	0.11	1	SW	Y	N	Y
173-310-061	PD	0.11	1	NE	Y	Y	Y
035-850-029	PD	0.11	1	SW	Y	Y	Y
035-850-037	PD	0.11	1	SW	Y	Y	Y
038-300-061	PD	0.11	1	SE	Y	Y	N
034-810-013	R-1-6	0.11	1	NW	Y	Y	N
035-850-028	PD	0.11	1	SW	Y	Y	Y
038-380-050	PD	0.11	1	SE	Y	Y	Y
035-850-040	PD	0.11	1	SW	Y	Y	Y
038-380-026	PD	0.11	1	SE	Y	Y	Y
043-340-024	R-1-6	0.11	1	SW	Y	Y	Y
035-850-039	PD	0.11	1	SW	Y	Y	Y
148-083-037	R-1-6	0.11	1	NW	Y	Y	Y
038-380-063	PD	0.11	1	SE	Y	Y	Y
038-380-033	PD	0.11	1	SE	Y	Y	N
043-340-015	R-1-6	0.11	1	SW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
152-090-060	R-1-6	0.11	1	NW	Y	Y	Y
038-350-016	R-1-6	0.10	1	SE	Y	Y	Y
034-810-030	R-1-6	0.10	1	NW	Y	Y	N
036-830-055	R-1-6	0.10	1	NW	Y	Y	Y
038-300-060	PD	0.10	1	SE	Y	Y	N
034-650-011	R-1-6	0.10	1	NW	Y	Y	Y
038-380-049	PD	0.10	1	SE	Y	Y	Y
038-350-017	R-1-6	0.10	1	SE	Y	Y	Y
038-380-046	PD	0.10	1	SE	Y	Y	Y
034-810-020	R-1-6	0.10	1	NW	Y	Y	N
035-850-031	PD	0.10	1	SW	Y	Y	Y
034-810-026	R-1-6	0.10	1	NW	Y	Y	N
035-850-025	PD	0.10	1	SW	Y	Y	Y
034-650-016	R-1-6	0.10	1	NW	Y	Y	Y
034-810-049	R-1-6	0.10	1	NW	Y	Y	N
038-380-022	PD	0.10	1	SE	Y	Y	Y
038-380-045	PD	0.10	1	SE	Y	Y	N
035-850-052	PD	0.10	1	SW	Y	N	Y
035-850-056	PD	0.10	1	SW	Y	N	Y
034-810-035	R-1-6	0.10	1	NW	Y	Y	N
031-460-011	R-1-6	0.10	1	NE	Y	Y	Y
038-350-018	R-1-6	0.10	1	SE	Y	Y	Y
036-830-051	R-1-6	0.10	1	NW	Y	Y	Y
034-810-025	R-1-6	0.10	1	NW	Y	Y	N
038-350-028	R-1-6	0.10	1	SE	Y	Y	Y
035-850-059	PD	0.10	1	SW	Y	Y	Y
038-380-052	PD	0.10	1	SE	Y	Y	Y
035-850-038	PD	0.10	1	SW	Y	Y	Y
038-350-022	R-1-6	0.10	1	SE	Y	Y	Y
038-350-020	R-1-6	0.10	1	SE	Y	Y	Y
038-380-060	PD	0.10	1	SE	Y	Y	N
035-850-034	PD	0.10	1	SW	Y	Y	Y
036-830-050	R-1-6	0.10	1	NW	Y	Y	Y
035-850-013	PD	0.10	1	SW	Y	Y	Y
035-850-011	PD	0.10	1	SW	Y	Y	Y
038-380-019	PD	0.10	1	SE	Y	Y	Y
035-850-017	PD	0.10	1	SW	Y	Y	Y
035-850-021	PD	0.10	1	SW	Y	Y	Y
035-850-043	PD	0.10	1	SW	Y	N	Y
038-350-047	R-1-6	0.10	1	SE	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
035-850-019	PD	0.10	1	SW	Y	Y	Y
035-850-045	PD	0.10	1	SW	Y	N	Y
035-850-001	PD	0.10	1	SW	Y	N	Y
035-710-007	PD	0.10	1	SW	Y	Y	Y
180-340-012	PD	0.10	1	NE	Y	Y	Y
035-670-064	R-1-6	0.10	1	SW	Y	Y	Y
038-380-027	PD	0.10	1	SE	Y	Y	Y
035-850-042	PD	0.10	1	SW	Y	N	Y
035-850-033	PD	0.10	1	SW	Y	Y	Y
038-350-014	R-1-6	0.10	1	SE	Y	Y	Y
044-500-028	PD	0.10	1	SE	Y	Y	N
173-310-062	PD	0.10	1	NE	Y	Y	Y
034-810-042	R-1-6	0.10	1	NW	Y	Y	N
148-083-039	R-1-6	0.10	1	NW	Y	Y	Y
038-380-055	PD	0.10	1	SE	Y	Y	Y
038-330-010	PD	0.10	1	SE	Y	Y	N
038-380-051	PD	0.10	1	SE	Y	Y	Y
038-300-062	PD	0.10	1	SE	Y	Y	Y
036-830-056	R-1-6	0.10	1	NW	Y	Y	Y
038-380-054	PD	0.10	1	SE	Y	Y	Y
036-830-060	R-1-6	0.10	1	NW	Y	Y	Y
036-830-070	R-1-6	0.10	1	NW	Y	Y	Y
034-810-044	R-1-6	0.10	1	NW	Y	Y	N
036-830-049	R-1-6	0.10	1	NW	Y	Y	Y
036-830-059	R-1-6	0.10	1	NW	Y	Y	Y
036-830-063	R-1-6	0.10	1	NW	Y	Y	Y
034-810-029	R-1-6	0.10	1	NW	Y	Y	N
034-780-002	R-1-6	0.10	1	NW	Y	Y	Y
036-830-066	R-1-6	0.10	1	NW	Y	Y	Y
035-850-015	PD	0.10	1	SW	Y	Y	Y
034-810-027	R-1-6	0.10	1	NW	Y	Y	N
038-380-061	PD	0.09	1	SE	Y	Y	Y
180-790-041	PD	0.09	1	NE	Y	Y	Y
035-850-014	PD	0.09	1	SW	Y	Y	Y
038-380-048	PD	0.09	1	SE	Y	Y	Y
035-850-046	PD	0.09	1	SW	Y	N	Y
180-270-003	R-1-6	0.09	1	NE	Y	Y	Y
038-380-031	PD	0.09	1	SE	Y	Y	N
035-850-053	PD	0.09	1	SW	Y	N	Y
035-850-054	PD	0.09	1	SW	Y	N	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
044-500-010	PD	0.09	1	SE	Y	Y	N
038-380-020	PD	0.09	1	SE	Y	Y	Y
034-650-015	R-1-6	0.09	1	NW	Y	Y	Y
036-830-067	R-1-6	0.09	1	NW	Y	Y	Y
036-830-052	R-1-6	0.09	1	NW	Y	Y	Y
034-650-013	R-1-6	0.09	1	NW	Y	Y	Y
034-810-037	R-1-6	0.09	1	NW	Y	Y	N
035-670-063	R-1-6	0.09	1	SW	Y	Y	Y
015-561-019	PD	0.09	1	NW	Y	Y	Y
038-330-011	PD	0.09	1	SE	Y	Y	N
036-830-046	R-1-6	0.09	1	NW	Y	Y	Y
035-580-049	R-1-6	0.09	1	SW	Y	Y	Y
038-340-004	PD	0.09	1	SE	Y	Y	N
034-810-036	R-1-6	0.09	1	NW	Y	Y	N
034-480-071	R-1-6	0.09	1	NW	Y	Y	N
038-380-064	PD	0.09	1	SE	Y	Y	Y
034-480-063	R-1-6	0.09	1	NW	Y	Y	N
036-141-068	PD	0.09	1	NW	Y	Y	Y
034-480-066	R-1-6	0.09	1	NW	Y	Y	N
035-850-006	PD	0.09	1	SW	Y	Y	Y
038-300-065	PD	0.09	1	SE	Y	Y	Y
038-380-065	PD	0.09	1	SE	Y	Y	Y
015-561-017	PD	0.09	1	NW	Y	Y	Y
038-380-056	PD	0.09	1	SE	Y	Y	N
034-810-019	R-1-6	0.09	1	NW	Y	Y	N
036-830-064	R-1-6	0.09	1	NW	Y	Y	Y
035-710-005	PD	0.09	1	SW	Y	Y	Y
034-650-012	R-1-6	0.09	1	NW	Y	Y	Y
035-850-012	PD	0.09	1	SW	Y	Y	Y
036-830-069	R-1-6	0.09	1	NW	Y	Y	Y
035-710-003	PD	0.09	1	SW	Y	Y	Y
034-780-003	R-1-6	0.09	1	NW	Y	Y	Y
036-800-029	R-1-6	0.09	1	NW	Y	Y	Y
035-850-018	PD	0.09	1	SW	Y	Y	Y
182-520-095	R-1-6	0.09	1	NE	Y	Y	Y
035-850-002	PD	0.09	1	SW	Y	Y	Y
035-850-003	PD	0.09	1	SW	Y	Y	Y
035-850-004	PD	0.09	1	SW	Y	Y	Y
035-850-005	PD	0.09	1	SW	Y	Y	Y
035-850-007	PD	0.09	1	SW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
034-820-072	PD	0.09	1	NW	Y	Y	N
035-850-055	PD	0.09	1	SW	Y	N	Y
035-850-051	PD	0.09	1	SW	Y	N	Y
034-480-060	R-1-6	0.09	1	NW	Y	Y	N
182-520-069	PD	0.09	1	NE	Y	Y	Y
038-380-062	PD	0.09	1	SE	Y	Y	Y
036-830-045	R-1-6	0.09	1	NW	Y	Y	Y
038-380-025	PD	0.09	1	SE	Y	Y	Y
035-850-022	PD	0.09	1	SW	Y	Y	Y
035-710-006	PD	0.09	1	SW	Y	Y	Y
035-710-004	PD	0.08	1	SW	Y	Y	Y
035-710-002	PD	0.08	1	SW	Y	Y	Y
038-350-031	R-1-6	0.08	1	SE	Y	Y	Y
049-370-070	R-1-6	0.08	1	SE	Y	Y	Y
034-480-067	R-1-6	0.08	1	NW	Y	Y	N
035-850-023	PD	0.08	1	SW	Y	Y	Y
034-810-012	R-1-6	0.08	1	NW	Y	Y	N
034-810-011	R-1-6	0.08	1	NW	Y	Y	N
035-580-051	R-1-6	0.08	1	SW	Y	Y	Y
038-380-047	PD	0.08	1	SE	Y	Y	Y
180-320-037	PD	0.08	1	NE	Y	Y	Y
182-520-092	R-1-6	0.08	1	NE	Y	Y	Y
038-350-029	R-1-6	0.08	1	SE	Y	Y	Y
038-330-012	PD	0.08	1	SE	Y	Y	N
182-520-093	R-1-6	0.08	1	NE	Y	Y	Y
038-380-058	PD	0.08	1	SE	Y	Y	N
038-380-053	PD	0.08	1	SE	Y	Y	Y
034-810-024	R-1-6	0.08	1	NW	Y	Y	N
034-480-056	R-1-6	0.08	1	NW	Y	Y	N
038-380-021	PD	0.08	1	SE	Y	Y	Y
034-480-055	R-1-6	0.08	1	NW	Y	Y	N
034-480-054	R-1-6	0.08	1	NW	Y	Y	N
015-561-018	PD	0.08	1	NW	Y	Y	Y
036-830-068	R-1-6	0.08	1	NW	Y	Y	Y
034-480-064	R-1-6	0.08	1	NW	Y	Y	N
034-480-065	R-1-6	0.08	1	NW	Y	Y	N
038-300-064	PD	0.07	1	SE	Y	Y	Y
038-300-063	PD	0.07	1	SE	Y	Y	Y
034-780-012	R-1-6	0.07	1	NW	Y	Y	N
034-810-021	R-1-6	0.07	1	NW	Y	Y	N

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
034-480-053	R-1-6	0.07	1	NW	Y	Y	N
034-480-068	R-1-6	0.07	1	NW	Y	Y	N
034-480-069	R-1-6	0.07	1	NW	Y	Y	N
036-830-065	R-1-6	0.07	1	NW	Y	Y	Y
038-380-032	PD	0.07	1	SE	Y	Y	N
009-022-018	R-1-6-H	0.07	1	NE	Y	Y	Y
038-380-057	PD	0.07	1	SE	Y	Y	N
034-810-043	R-1-6	0.07	1	NW	Y	Y	N
034-810-028	R-1-6	0.07	1	NW	Y	Y	N
015-561-016	PD	0.07	1	NW	Y	Y	Y
038-330-013	PD	0.07	1	SE	Y	Y	N
015-561-015	PD	0.07	1	NW	Y	Y	Y
038-340-023	PD	0.07	1	SE	Y	Y	Y
038-380-059	PD	0.07	1	SE	Y	Y	N
010-142-003	R-1-6-H-SA	0.06	1	NW	Y	Y	Y
173-100-005	R-1-6	0.06	1	NE	Y	Y	Y
173-150-042	R-1-15	0.06	1	NE	Y	Y	Y
182-560-030	R-1-6	0.06	1	NE	Y	Y	Y
182-520-049	R-1-6	0.05	1	NE	Y	Y	Y
148-031-056	R-1-6	0.05	1	NW	Y	Y	Y
010-522-027	R-3-15	0.04	1	NW	Y	Y	Y
010-522-028	R-3-15	0.04	1	NW	Y	Y	Y
010-143-001	R-1-6-H-SA	0.04	1	NW	Y	Y	Y
010-195-015	R-1-6-H-SA	0.04	1	SW	Y	Y	Y
010-522-030	R-3-15	0.03	1	NW	Y	Y	Y
010-522-031	R-3-15	0.03	1	NW	Y	Y	Y
010-522-029	R-3-15	0.03	1	NW	Y	Y	Y
148-190-084	R-1-6	0.02	1	NW	Y	Y	Y
034-270-083	PD	0.02	1	NW	Y	Y	Y
181-550-046	R-1-6	0.01	1	NE	Y	Y	Y
LDR Zoned Total:		**576**	**3,879**				

Table 4-43: Low Density (not zoned)

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
173-020-029	PD	12.02	81	NE	N	Y	Y
044-200-040	PD	6.06	41	SE	N	Y	N
044-200-039	PD	4.30	29	SE	N	Y	N
134-042-065	RR-40	3.88	26	SW	N	Y	Y
134-042-010	RR-40	3.48	23	SW	N	N	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
173-020-046	PD	3.15	21	NE	N	Y	Y
035-063-028	RR-40	3.06	20	SW	N	Y	Y
031-050-061	PD	2.78	19	SE	N	N	Y
038-252-004	PD	2.74	18	SE	N	Y	Y
134-290-006	RR-40	2.64	18	SW	N	Y	Y
035-063-008	RR-40	2.55	17	SW	N	Y	Y
034-024-015	RR-20	2.41	16	NW	N	Y	Y
044-200-029	PD	2.28	15	SE	N	Y	N
125-401-018	RR-40	2.28	15	SW	N	Y	Y
125-291-050	PD	2.23	15	SW	N	Y	Y
173-120-003	RR-40	2.03	14	NE	N	Y	Y
031-050-014	PD	1.97	13	SE	N	N	Y
044-190-005	PD-G	1.97	13	SE	N	Y	Y
125-461-024	RR-40	1.92	13	SW	N	Y	Y
010-311-017	RR-40	1.87	13	SW	N	Y	Y
125-311-008	PD	1.78	12	SW	N	Y	Y
035-063-020	RR-40	1.70	11	SW	N	Y	Y
037-151-007	PD	1.51	10	SW	N	Y	Y
038-252-005	PD	1.42	10	SE	N	Y	Y
038-252-006	PD	1.42	10	SE	N	Y	Y
034-011-036	RR-40	1.41	9	NW	N	Y	Y
134-301-001	RR-40	1.39	9	SW	N	Y	Y
173-020-048	PD	1.34	9	NE	N	Y	Y
125-401-016	RR-40	1.33	9	SW	N	Y	Y
125-291-045	PD	1.29	9	SW	N	Y	Y
044-031-021	RR-40	1.23	8	SE	N	Y	Y
031-050-007	RR-40	1.22	8	SE	N	Y	Y
134-042-063	RR-40	1.20	8	SW	N	N	Y
125-281-024	PD	1.19	8	SW	N	Y	Y
037-151-006	PD	1.13	8	SW	N	Y	Y
049-380-005	RR-40	1.12	7	SE	N	Y	Y
049-370-038	RR-40	1.12	7	SE	N	Y	Y
035-134-021	RR-40	1.10	7	SW	N	Y	Y
035-094-003	RR-40	1.08	7	SW	N	Y	Y
134-290-018	RR-40	1.08	7	SW	N	Y	Y
134-290-005	PD	1.04	7	SW	N	Y	Y
059-010-027	RR-20	1.00	7	NW	N	Y	Y
059-010-025	RR-20	1.00	7	NW	N	Y	Y
059-010-033	RR-20	0.98	7	NW	N	Y	N
036-011-034	RR-20	0.96	6	NW	N	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
134-022-037	RR-20	0.94	6	SW	N	Y	Y
043-112-035	PD	0.91	6	SW	N	Y	Y
031-050-060	PD	0.91	6	SE	N	N	Y
059-010-039	RR-20	0.90	6	NW	N	Y	Y
036-091-066	RR-40	0.90	6	NW	N	Y	Y
125-271-009	PD	0.89	6	SW	N	Y	Y
059-010-005	RR-20	0.87	6	NW	N	Y	N
134-290-029	RR-20	0.86	6	SW	N	Y	Y
035-103-016	RR-40	0.85	6	SW	N	N	Y
035-063-023	RR-40	0.84	6	SW	N	N	Y
059-010-032	RR-20	0.83	6	NW	N	Y	N
035-091-017	RR-40	0.83	6	SW	N	Y	Y
035-103-018	RR-40	0.82	6	SW	N	N	Y
148-090-021	RR-20	0.79	5	NW	N	Y	Y
043-112-060	RR-40	0.79	5	SW	N	N	Y
125-291-045	PD	0.77	5	SW	N	Y	Y
035-103-015	RR-40	0.77	5	SW	N	N	Y
035-012-003	PD	0.76	5	SW	N	Y	Y
031-050-035	RR-40	0.74	5	SE	N	N	Y
049-554-018	RR-20	0.73	5	SE	N	Y	Y
035-610-015	RR-40	0.72	5	SW	N	Y	Y
059-010-031	RR-20	0.72	5	NW	N	Y	N
183-300-027	RR-20	0.72	5	NE	N	Y	Y
038-192-014	PD	0.71	5	SE	N	Y	Y
134-022-047	RR-40	0.70	5	SW	N	Y	Y
035-102-011	RR-40	0.69	5	SW	N	Y	Y
125-161-021	PD	0.68	5	SW	N	Y	Y
059-010-053	RR-20	0.65	4	NW	N	Y	Y
125-271-026	PD	0.63	4	SW	N	Y	Y
036-011-042	RR-40	0.63	4	NW	N	Y	Y
043-112-057	RR-40	0.61	4	SW	N	Y	Y
148-090-018	RR-20	0.61	4	NW	N	Y	Y
043-112-044	RR-40	0.61	4	SW	N	Y	Y
059-010-019	RR-20	0.59	4	NW	N	Y	Y
059-010-060	RR-20	0.59	4	NW	N	Y	Y
035-102-003	RR-40	0.59	4	SW	N	N	Y
059-010-035	RR-20	0.58	4	NW	N	Y	Y
036-036-008	RR-40	0.58	4	NW	N	Y	Y
059-010-036	RR-20	0.58	4	NW	N	N	Y
125-291-049	PD	0.57	4	SW	N	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
037-151-008	PD	0.57	4	SW	N	Y	Y
043-111-003	RR-40	0.55	4	SW	N	Y	Y
035-700-077	PD	0.55	4	SW	N	Y	Y
043-310-039	PD	0.54	4	SW	N	Y	Y
036-036-004	RR-40	0.54	4	NW	N	Y	Y
173-250-037	RR-20	0.54	4	NE	N	Y	Y
043-111-002	PD	0.54	4	SW	N	Y	Y
134-290-019	RR-40	0.52	3	SW	N	Y	Y
148-090-015	RR-20	0.52	3	NW	N	Y	Y
125-271-036	PD	0.52	3	SW	N	Y	Y
059-010-002	RR-20	0.51	3	NW	N	Y	N
035-102-017	RR-20	0.51	3	SW	N	Y	Y
059-010-026	RR-20	0.50	3	NW	N	Y	Y
059-010-044	RR-20	0.50	3	NW	N	Y	N
173-250-040	RR-20	0.50	3	NE	N	Y	Y
043-112-056	RR-40	0.49	3	SW	N	Y	Y
134-290-015	RR-20	0.49	3	SW	N	Y	Y
059-010-013	RR-20	0.49	3	NW	N	N	N
059-010-043	RR-20	0.48	3	NW	N	N	N
134-042-064	RR-20-G	0.48	3	SW	N	N	Y
035-063-027	RR-20	0.48	3	SW	N	N	Y
035-091-005	RR-20	0.47	3	SW	N	Y	Y
059-010-065	RR-20	0.47	3	NW	N	Y	N
059-010-007	RR-20	0.47	3	NW	N	Y	N
059-010-006	RR-20	0.46	3	NW	N	Y	N
183-260-034	RR-20	0.46	3	NE	N	Y	Y
035-113-029	CG	0.45	3	SW	N	Y	Y
035-091-015	RR-40	0.45	3	SW	N	Y	Y
125-521-008	R-3-18	0.44	3	SW	N	N	Y
125-271-006	PD	0.44	3	SW	N	Y	Y
043-111-012	PD	0.43	3	SW	N	Y	Y
049-370-039	RR-40	0.43	3	SE	N	Y	Y
043-112-029	RR-20	0.43	3	SW	N	N	Y
049-370-034	RR-40	0.42	3	SE	N	Y	Y
035-091-006	RR-20	0.42	3	SW	N	Y	Y
059-010-004	RR-20	0.42	3	NW	N	Y	N
125-281-004	PD	0.41	3	SW	N	Y	Y
059-010-003	RR-20	0.41	3	NW	N	Y	N
035-092-002	RR-20	0.40	3	SW	N	Y	Y
035-102-012	RR-20	0.39	3	SW	N	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
035-063-024	RR-20	0.39	3	SW	N	N	Y
148-090-012	RR-20	0.39	3	NW	N	Y	Y
134-290-033	RR-20	0.39	3	SW	N	Y	Y
035-092-010	RR-20	0.38	3	SW	N	Y	Y
182-230-008	RR-20	0.35	2	NE	N	Y	Y
183-160-007	RR-40	0.35	2	NE	N	Y	Y
035-092-015	RR-20	0.35	2	SW	N	Y	Y
125-271-007	PD	0.35	2	SW	N	Y	Y
183-160-008	RR-40	0.35	2	NE	N	Y	Y
038-194-001	PD	0.35	2	SE	N	Y	Y
035-141-039	PD	0.34	2	SW	Y	N	Y
035-103-012	RR-20	0.34	2	SW	N	Y	Y
044-021-070	CG	0.34	2	SE	N	Y	Y
043-112-034	PD	0.33	2	SW	N	Y	Y
035-102-013	RR-20	0.33	2	SW	N	Y	Y
134-301-006	RR-40	0.33	2	SW	N	Y	Y
182-360-030	RR-20-SR	0.32	2	NE	N	Y	Y
182-520-042	RR-40	0.31	2	NE	N	Y	Y
059-010-014	RR-20	0.31	2	NW	N	N	N
035-670-040	RR-40	0.30	2	SW	N	Y	Y
034-011-075	RR-40	0.30	2	NW	N	Y	Y
035-092-006	RR-20	0.30	2	SW	N	Y	Y
125-172-031	PD	0.28	2	SW	N	Y	Y
034-021-004	RR-40	0.28	2	NW	N	Y	Y
049-554-019	RR-20	0.28	2	SE	N	Y	Y
038-194-003	PD	0.27	2	SE	N	Y	Y
173-250-039	RR-20	0.27	2	NE	N	Y	Y
125-271-026	PD	0.27	2	SW	N	Y	Y
034-441-017	PD	0.26	2	NW	N	Y	Y
036-191-085	RR-20	0.25	2	NW	N	Y	Y
035-134-024	RR-40	0.24	2	SW	N	Y	Y
049-361-024	RR-20	0.22	1	SE	N	Y	Y
180-740-004	R-3-18-H	0.22	1	NE	N	Y	Y
037-180-042	PD	0.20	1	SW	N	Y	Y
035-134-020	RR-40	0.19	1	SW	N	Y	Y
034-011-038	RR-40	0.19	1	NW	N	Y	Y
043-320-042	PD	0.17	1	SW	N	Y	Y
049-260-020	RR-40	0.16	1	SE	N	Y	Y
009-315-008	PD	0.14	1	SE	N	Y	Y
043-112-050	PD	0.14	1	SW	N	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
134-301-075	PD	0.14	1	SW	N	Y	Y
035-223-006		0.12	1	SW	N	N	N
035-221-008		0.12	1	SW	N	N	N
038-185-013	PD	0.12	1	SE	N	Y	Y
183-300-027	RR-20	0.11	1	NE	N	Y	Y
038-182-006	PD	0.11	1	SE	N	Y	Y
043-330-037	PD	0.09	1	SW	N	Y	Y
009-111-013	R-2	0.09	1	NE	N	Y	Y
LDR Not Zoned Total:		**157.63**	**1,059**				

Table 4-44: Low Density Open Space (zoned)

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
035-141-016	PD	2.32	9	SW	Y	N	N
035-141-030	PD	10.50	42	SW	Y	Y	Y
035-141-031	PD	10.28	41	SW	Y	Y	N
035-141-033	PD	2.36	9	SW	Y	N	Y
035-141-033	PD	0.60	2	SW	Y	N	Y
035-141-034	PD	12.30	49	SW	Y	Y	Y
035-141-038	R-1-6	3.32	13	SW	Y	N	Y
035-141-039	PD	10.95	44	SW	Y	Y	Y
035-141-040	R-1-6	13.42	54	SW	Y	Y	Y
035-181-018	R-1-6	0.93	4	SW	Y	N	N
035-181-045	R-1-6	7.40	30	SW	Y	N	Y
035-181-048	R-1-6	0.73	3	SW	Y	N	N
035-181-048	R-1-6	0.62	2	SW	Y	N	N
035-182-013	R-1-6	1.20	5	SW	Y	N	N
035-201-053	R-1-6	1.02	4	SW	Y	N	N
035-201-054	R-1-6	1.02	4	SW	Y	N	N
035-211-006	R-1-6	1.43	6	SW	Y	N	N
035-211-011	R-1-6	1.74	7	SW	Y	N	N
035-211-012	R-1-6	1.39	6	SW	Y	N	N
035-211-013	R-1-6	2.98	12	SW	Y	N	N
035-211-013	R-1-6	0.68	3	SW	Y	N	N
035-211-018	R-1-6	2.20	9	SW	Y	N	N
035-211-026	R-1-6	11.20	45	SW	Y	N	N
043-111-006	R-1-6	0.75	3	SW	Y	Y	Y
043-111-007	PD	1.75	7	SW	Y	N	Y
043-121-001	R-1-6	0.43	2	SW	Y	N	Y
134-042-011	R-1-6	6.05	24	SW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
134-042-041	R-1-6	0.33	1	SW	Y	N	Y
134-042-067	R-1-6	7.41	30	SW	Y	Y	Y
LOS Zoned Total:		**117.28**	**469**				

Table 4-45: Low Density Open Space (not zoned)

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
035-063-008	RR-40	0.54	2	SW	N	Y	Y
035-101-006	OSC	2.74	11	SW	N	Y	Y
035-141-011	PI	3.96	16	SW	N	N	Y
035-141-013	PI	8.92	36	SW	N	Y	Y
035-141-014	OSC	3.03	12	SW	N	Y	Y
035-181-008	OSC	1.33	5	SW	N	N	N
035-182-001	PD	11.40	46	SW	N	N	N
035-182-002	RR-40	0.92	4	SW	N	N	N
035-182-007	PD	2.06	8	SW	N	N	N
035-182-009	OSC	1.84	7	SW	N	N	N
035-182-011	OSC	15.64	63	SW	N	Y	Y
035-201-002	OSC	0.73	3	SW	N	N	N
035-201-006	PD	9.39	38	SW	N	N	N
035-201-011	PD	4.36	17	SW	N	N	N
035-201-012	PD	4.20	17	SW	N	N	N
035-201-013	PD	4.13	17	SW	N	N	N
035-201-016	PD	2.99	12	SW	N	N	N
035-201-017	RR-40	0.71	3	SW	N	N	N
035-201-018	OSC	3.54	14	SW	N	N	N
035-201-027	OSC	0.50	2	SW	N	N	N
035-201-033	OSC	0.50	2	SW	N	N	N
035-201-035	PD	2.68	11	SW	N	N	N
035-201-037	PD	4.13	17	SW	N	N	N
035-201-038	PD	4.17	17	SW	N	N	N
035-201-045	PD	1.77	7	SW	N	N	N
035-201-046	PD	3.34	13	SW	N	N	N
035-201-047	PD	1.84	7	SW	N	N	N
035-201-048	OSC	2.95	12	SW	N	N	N
035-201-051	RR-40	0.75	3	SW	N	N	N
035-201-052	OSC	1.72	7	SW	N	N	N
035-201-055	PD	1.02	4	SW	N	N	N
035-201-056	PD	1.12	4	SW	N	N	N
035-201-057	PD	3.99	16	SW	N	N	N

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
035-201-059	PD	1.41	6	SW	N	N	N
035-201-060	PD	11.89	48	SW	N	N	N
035-211-004	OSC	4.46	18	SW	N	N	N
035-211-007	OSC	1.74	7	SW	N	N	N
035-211-007	OSC	0.77	3	SW	N	N	N
035-211-024	OSC	2.53	10	SW	N	N	N
134-042-010	RR-40	0.83	3	SW	N	N	Y
134-042-017	RR-40	0.70	3	SW	N	N	Y
134-042-042	RR-40	0.88	4	SW	N	N	Y
134-042-043	RR-40	8.94	36	SW	N	Y	Y
134-042-065	RR-40	0.53	2	SW	N	N	Y
LOS Not Zoned Total:		**147.61**	**590**				

Table 4-46: Medium Low Density (zoned)

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
125-021-013	R-1-6-SA	10.41	104	SW	Y	Y	Y
035-141-033	PD	10.10	101	SW	Y	Y	Y
035-132-039	R-1-6	6.87	69	SW	Y	Y	Y
043-072-018	R-1-6	4.86	49	SW	Y	Y	Y
044-032-004	R-1-6	4.65	46	SE	Y	Y	Y
035-104-001	R-1-6	3.79	38	SW	Y	N	Y
036-091-051	R-1-6	2.25	22	NW	Y	Y	Y
125-021-014	R-1-6-SA	1.72	17	SW	Y	Y	Y
044-051-019	R-1-6	1.65	16	SE	Y	N	Y
043-071-025	R-1-6	1.18	12	SW	Y	Y	Y
044-051-027	R-1-6	0.85	9	SE	Y	N	Y
044-051-025	R-1-6	0.71	7	SE	Y	Y	Y
043-071-026	R-1-6	0.67	7	SW	Y	Y	Y
044-460-008	PD	0.65	7	SE	Y	N	Y
044-460-004	PD	0.38	4	SE	Y	N	Y
044-460-005	PD	0.34	3	SE	Y	N	Y
044-460-003	PD	0.18	2	SE	Y	N	Y
037-125-017	PD	0.12	1	SW	Y	Y	Y
034-790-012	PD	0.12	1	NW	Y	Y	N
034-790-100	PD	0.10	1	NW	Y	Y	Y
034-790-071	PD	0.10	1	NW	Y	Y	Y
034-790-052	PD	0.10	1	NW	Y	Y	Y
034-790-051	PD	0.10	1	NW	Y	Y	Y
034-790-018	PD	0.10	1	NW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
034-790-062	PD	0.09	1	NW	Y	Y	Y
034-790-017	PD	0.09	1	NW	Y	Y	Y
034-790-016	PD	0.09	1	NW	Y	Y	Y
034-790-015	PD	0.09	1	NW	Y	Y	Y
034-790-014	PD	0.09	1	NW	Y	Y	N
034-790-013	PD	0.09	1	NW	Y	Y	N
034-790-070	PD	0.09	1	NW	Y	Y	Y
134-400-013	R-1-6	0.09	1	SW	Y	Y	Y
034-790-061	PD	0.09	1	NW	Y	Y	Y
034-790-101	PD	0.08	1	NW	Y	Y	Y
034-790-076	PD	0.08	1	NW	Y	Y	Y
034-790-057	PD	0.08	1	NW	Y	Y	Y
034-790-056	PD	0.08	1	NW	Y	Y	Y
034-790-091	PD	0.08	1	NW	Y	Y	Y
034-790-092	PD	0.08	1	NW	Y	Y	Y
034-790-096	PD	0.08	1	NW	Y	Y	Y
034-790-095	PD	0.08	1	NW	Y	Y	Y
034-790-099	PD	0.08	1	NW	Y	Y	Y
034-790-081	PD	0.08	1	NW	Y	Y	Y
034-790-075	PD	0.08	1	NW	Y	Y	Y
034-790-073	PD	0.08	1	NW	Y	Y	Y
034-790-077	PD	0.08	1	NW	Y	Y	Y
034-790-079	PD	0.08	1	NW	Y	Y	Y
034-790-053	PD	0.08	1	NW	Y	Y	Y
034-790-090	PD	0.08	1	NW	Y	Y	Y
034-790-098	PD	0.08	1	NW	Y	Y	Y
034-790-054	PD	0.08	1	NW	Y	Y	Y
034-790-059	PD	0.08	1	NW	Y	Y	Y
034-790-080	PD	0.08	1	NW	Y	Y	Y
034-790-058	PD	0.08	1	NW	Y	Y	Y
034-790-097	PD	0.08	1	NW	Y	Y	Y
034-790-093	PD	0.08	1	NW	Y	Y	Y
034-790-078	PD	0.08	1	NW	Y	Y	Y
034-790-074	PD	0.08	1	NW	Y	Y	Y
034-790-094	PD	0.08	1	NW	Y	Y	Y
034-790-055	PD	0.08	1	NW	Y	Y	Y
034-790-072	PD	0.08	1	NW	Y	Y	Y
034-790-060	PD	0.07	1	NW	Y	Y	Y
037-250-027	PD	0.06	1	SW	Y	Y	Y
037-240-034	PD	0.05	1	SW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
037-250-031	PD	0.04	1	SW	Y	Y	Y
037-250-029	PD	0.04	1	SW	Y	Y	Y
037-250-032	PD	0.04	1	SW	Y	Y	Y
037-240-033	PD	0.04	1	SW	Y	Y	Y
037-250-020	PD	0.04	1	SW	Y	Y	Y
037-250-028	PD	0.04	1	SW	Y	Y	Y
037-250-030	PD	0.04	1	SW	Y	Y	Y
037-250-033	PD	0.04	1	SW	Y	Y	Y
037-250-018	PD	0.03	1	SW	Y	Y	Y
037-240-032	PD	0.03	1	SW	Y	Y	Y
037-250-021	PD	0.03	1	SW	Y	Y	Y
037-250-019	PD	0.03	1	SW	Y	Y	Y
037-240-035	PD	0.03	1	SW	Y	Y	Y
037-250-034	PD	0.03	1	SW	Y	Y	Y
037-250-022	PD	0.03	1	SW	Y	Y	Y
037-240-018	PD	0.03	1	SW	Y	Y	Y
037-240-066	PD	0.03	1	SW	Y	Y	Y
037-240-017	PD	0.03	1	SW	Y	Y	Y
037-240-048	PD	0.03	1	SW	Y	Y	Y
037-240-049	PD	0.03	1	SW	Y	Y	Y
037-240-065	PD	0.03	1	SW	Y	Y	Y
037-240-016	PD	0.03	1	SW	Y	Y	Y
037-240-015	PD	0.03	1	SW	Y	Y	Y
037-240-063	PD	0.03	1	SW	Y	Y	Y
037-240-064	PD	0.03	1	SW	Y	Y	Y
037-250-017	PD	0.03	1	SW	Y	Y	Y
037-250-038	PD	0.03	1	SW	Y	Y	Y
037-250-039	PD	0.03	1	SW	Y	Y	Y
037-250-040	PD	0.03	1	SW	Y	Y	Y
037-250-035	PD	0.03	1	SW	Y	Y	Y
037-250-006	PD	0.03	1	SW	Y	Y	Y
037-250-024	PD	0.03	1	SW	Y	Y	Y
037-250-025	PD	0.03	1	SW	Y	Y	Y
037-250-002	PD	0.03	1	SW	Y	Y	Y
037-250-013	PD	0.03	1	SW	Y	Y	Y
037-250-011	PD	0.03	1	SW	Y	Y	Y
037-250-026	PD	0.03	1	SW	Y	Y	Y
037-250-008	PD	0.03	1	SW	Y	Y	Y
037-250-003	PD	0.03	1	SW	Y	Y	Y
037-250-012	PD	0.03	1	SW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
037-250-016	PD	0.03	1	SW	Y	Y	Y
037-250-007	PD	0.03	1	SW	Y	Y	Y
037-250-036	PD	0.03	1	SW	Y	Y	Y
037-240-031	PD	0.03	1	SW	Y	Y	Y
037-240-060	PD	0.03	1	SW	Y	Y	Y
037-240-026	PD	0.03	1	SW	Y	Y	Y
037-240-028	PD	0.03	1	SW	Y	Y	Y
037-240-062	PD	0.03	1	SW	Y	Y	Y
037-240-053	PD	0.03	1	SW	Y	Y	Y
037-240-051	PD	0.03	1	SW	Y	Y	Y
037-240-010	PD	0.03	1	SW	Y	Y	Y
037-240-068	PD	0.03	1	SW	Y	Y	Y
037-240-044	PD	0.03	1	SW	Y	Y	Y
037-240-022	PD	0.03	1	SW	Y	Y	Y
037-240-070	PD	0.03	1	SW	Y	Y	Y
037-240-013	PD	0.03	1	SW	Y	Y	Y
037-240-011	PD	0.03	1	SW	Y	Y	Y
037-240-036	PD	0.03	1	SW	Y	Y	Y
037-240-046	PD	0.03	1	SW	Y	Y	Y
037-240-056	PD	0.03	1	SW	Y	Y	Y
037-240-039	PD	0.03	1	SW	Y	Y	Y
037-240-012	PD	0.03	1	SW	Y	Y	Y
037-240-069	PD	0.03	1	SW	Y	Y	Y
037-240-052	PD	0.03	1	SW	Y	Y	Y
037-240-021	PD	0.03	1	SW	Y	Y	Y
037-240-019	PD	0.03	1	SW	Y	Y	Y
037-240-020	PD	0.03	1	SW	Y	Y	Y
037-240-037	PD	0.03	1	SW	Y	Y	Y
037-240-057	PD	0.03	1	SW	Y	Y	Y
037-240-050	PD	0.03	1	SW	Y	Y	Y
037-240-067	PD	0.03	1	SW	Y	Y	Y
037-240-027	PD	0.03	1	SW	Y	Y	Y
037-240-040	PD	0.03	1	SW	Y	Y	Y
037-240-029	PD	0.03	1	SW	Y	Y	Y
037-240-045	PD	0.03	1	SW	Y	Y	Y
037-240-043	PD	0.03	1	SW	Y	Y	Y
037-240-014	PD	0.03	1	SW	Y	Y	Y
037-240-047	PD	0.03	1	SW	Y	Y	Y
037-240-061	PD	0.03	1	SW	Y	Y	Y
037-240-023	PD	0.03	1	SW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
037-240-038	PD	0.03	1	SW	Y	Y	Y
037-250-015	PD	0.03	1	SW	Y	Y	Y
037-250-014	PD	0.03	1	SW	Y	Y	Y
037-250-023	PD	0.03	1	SW	Y	Y	Y
037-250-001	PD	0.03	1	SW	Y	Y	Y
037-250-037	PD	0.03	1	SW	Y	Y	Y
037-250-009	PD	0.03	1	SW	Y	Y	Y
037-250-010	PD	0.03	1	SW	Y	Y	Y
037-240-009	PD	0.03	1	SW	Y	Y	Y
037-250-005	PD	0.03	1	SW	Y	Y	Y
037-240-042	PD	0.03	1	SW	Y	Y	Y
037-240-024	PD	0.03	1	SW	Y	Y	Y
037-240-059	PD	0.03	1	SW	Y	Y	Y
037-240-054	PD	0.03	1	SW	Y	Y	Y
037-240-025	PD	0.03	1	SW	Y	Y	Y
037-240-041	PD	0.03	1	SW	Y	Y	Y
037-250-004	PD	0.03	1	SW	Y	Y	Y
037-240-058	PD	0.03	1	SW	Y	Y	Y
037-240-030	PD	0.03	1	SW	Y	Y	Y
037-240-055	PD	0.03	1	SW	Y	Y	Y
037-240-008	PD	0.02	1	SW	Y	Y	Y
037-240-006	PD	0.02	1	SW	Y	Y	Y
037-240-005	PD	0.02	1	SW	Y	Y	Y
037-240-007	PD	0.02	1	SW	Y	Y	Y
037-240-001	PD	0.02	1	SW	Y	Y	Y
037-240-004	PD	0.02	1	SW	Y	Y	Y
037-240-003	PD	0.02	1	SW	Y	Y	Y
037-240-002	PD	0.02	1	SW	Y	Y	Y
MLD Zoned Total:		**58.36**	**661**				

Table 4-47: Medium Low Density (not zoned)

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
134-022-049	R-3-18	5.02	50	SW	N	Y	Y
043-071-022	PD	3.18	32	SW	N	Y	Y
044-031-046	R-3-18	2.89	29	SE	N	Y	Y
043-072-019	OSC	2.77	28	SW	N	Y	Y
043-071-038	RR-40	2.01	20	SW	N	Y	Y
043-191-019	PD	1.22	12	SW	N	Y	Y
043-191-016	PD	0.96	10	SW	N	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
035-103-026	RR-40	0.95	9	SW	N	Y	Y
043-191-021	RR-40	0.84	8	SW	N	Y	Y
043-072-007	RR-40	0.68	7	SW	N	Y	Y
043-072-003	RR-40	0.63	6	SW	N	Y	Y
043-071-027	RR-40	0.63	6	SW	N	Y	Y
043-192-026	RR-40	0.53	5	SW	N	Y	Y
MLD Not Zoned Total:		**22.31**	**223**				

Table 4-48: Medium Density (zoned)

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
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

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
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
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

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
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
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

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
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
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
MDR Zoned Total:		**161**	**2,349**				

Table 4-49: Medium Density (not zoned)

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
125-041-022	R-1-6-SA/ R-3-18-SA	9.69	141.46	SW	N	Y	Y
035-141-025	PD	4.47	65.28	SW	Y	N	Y
035-191-013	PD	3.58	52.32	SW	Y	Y	Y
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
035-191-010	PD	1.17	17.13	SW	Y	Y	Y
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

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
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
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
MDR Not Zoned Total:		**40**	**586**				

Table 4-50: Retail Medium (zoned)

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
044-051-055	CSC	8.98	108	SE	Y	Y	Y
182-180-021	CSC	8.77	105	NE	Y	Y	Y
043-071-007 *	PD	8.04	96	SW	Y	Y	Y
016-090-013 *	CG	2.63	32	SE	Y	Y	Y
035-063-005	CG	1.35	16	SW	Y	Y	Y
044-051-035	CSC	1.02	12	SE	Y	Y	Y
044-530-044	PD	0.90	11	SE	Y	Y	Y
036-790-052	PD	0.67	8	NW	Y	Y	Y
044-051-039	CSC	0.40	5	SE	Y	Y	Y
043-370-019	PD	0.07	1	SW	Y	Y	Y
043-370-001	PD	0.06	1	SW	Y	Y	Y
043-370-043	PD	0.06	1	SW	Y	Y	Y
043-370-028	PD	0.06	1	SW	Y	Y	Y
043-370-042	PD	0.06	1	SW	Y	Y	Y
043-370-029	PD	0.06	1	SW	Y	Y	Y
043-370-060	PD	0.06	1	SW	Y	Y	Y
043-370-005	PD	0.05	1	SW	Y	Y	Y
043-370-018	PD	0.05	1	SW	Y	Y	Y
043-370-020	PD	0.05	1	SW	Y	Y	Y
043-370-021	PD	0.05	1	SW	Y	Y	Y
043-370-012	PD	0.04	1	SW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
043-370-035	PD	0.04	1	SW	Y	Y	Y
043-370-036	PD	0.04	1	SW	Y	Y	Y
043-370-052	PD	0.04	1	SW	Y	Y	Y
043-370-051	PD	0.04	1	SW	Y	Y	Y
043-370-013	PD	0.04	1	SW	Y	Y	Y
043-370-004	PD	0.04	1	SW	Y	Y	Y
043-370-002	PD	0.04	1	SW	Y	Y	Y
043-370-003	PD	0.04	1	SW	Y	Y	Y
043-370-030	PD	0.03	1	SW	Y	Y	Y
043-370-031	PD	0.03	1	SW	Y	Y	Y
043-370-032	PD	0.03	1	SW	Y	Y	Y
043-370-033	PD	0.03	1	SW	Y	Y	Y
043-370-034	PD	0.03	1	SW	Y	Y	Y
043-370-037	PD	0.03	1	SW	Y	Y	Y
043-370-011	PD	0.03	1	SW	Y	Y	Y
043-370-059	PD	0.03	1	SW	Y	Y	Y
043-370-038	PD	0.03	1	SW	Y	Y	Y
043-370-058	PD	0.03	1	SW	Y	Y	Y
043-370-057	PD	0.03	1	SW	Y	Y	Y
043-370-054	PD	0.03	1	SW	Y	Y	Y
043-370-048	PD	0.03	1	SW	Y	Y	Y
043-370-046	PD	0.03	1	SW	Y	Y	Y
043-370-053	PD	0.03	1	SW	Y	Y	Y
043-370-056	PD	0.03	1	SW	Y	Y	Y
043-370-049	PD	0.03	1	SW	Y	Y	Y
043-370-047	PD	0.03	1	SW	Y	Y	Y
043-370-055	PD	0.03	1	SW	Y	Y	Y
043-370-050	PD	0.03	1	SW	Y	Y	Y
043-370-045	PD	0.03	1	SW	Y	Y	Y
043-370-039	PD	0.03	1	SW	Y	Y	Y
043-370-044	PD	0.03	1	SW	Y	Y	Y
043-370-040	PD	0.03	1	SW	Y	Y	Y
043-370-041	PD	0.03	1	SW	Y	Y	Y
043-370-010	PD	0.03	1	SW	Y	Y	Y
043-370-022	PD	0.03	1	SW	Y	Y	Y
043-370-023	PD	0.03	1	SW	Y	Y	Y
043-370-025	PD	0.03	1	SW	Y	Y	Y
043-370-026	PD	0.03	1	SW	Y	Y	Y
043-370-024	PD	0.03	1	SW	Y	Y	Y
043-370-027	PD	0.03	1	SW	Y	Y	Y

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
043-370-009	PD	0.03	1	SW	Y	Y	Y
043-370-008	PD	0.03	1	SW	Y	Y	Y
043-370-015	PD	0.03	1	SW	Y	Y	Y
043-370-016	PD	0.03	1	SW	Y	Y	Y
043-370-006	PD	0.03	1	SW	Y	Y	Y
043-370-007	PD	0.03	1	SW	Y	Y	Y
043-370-014	PD	0.03	1	SW	Y	Y	Y
043-370-017	PD	0.03	1	SW	Y	Y	Y
Total RBS/MDR Zoned:		**35.02**	**450**				

Table 4-51: Retail Medium (not zoned)

APN	Zoning	Acres	Unit Capacity	Quad	Zoned	Served	Transit
043-200-004	PD	15.15	182	SW	N	Y	Y
035-141-026	PD	7.89	95	SW	N	Y	Y
035-141-024	PD	7.63	92	SW	N	Y	Y
043-191-019	PD	3.75	45	SW	N	Y	Y
036-011-046	RR-40	3.59	43	NW	N	Y	Y
036-011-053	CG	2.01	24	NW	N	Y	Y
035-201-025	PD	1.55	19	SW	N	N	N
043-191-021	PD	1.51	18	SW	N	Y	Y
043-071-028	PD	1.31	16	SW	N	Y	Y
035-201-049	PD	1.10	13	SW	N	N	N
Total RBS/MDR Not Zoned:		**45.50**	**546**				

Table 4-52: Underutilized or Developed Sites

	APN	GP	Zoning	Acres	Unit Capacity	Use	Quad	Zoned	Served	Transit
23	009-071-026	RBS	CD-10	0.59	116	Movie theater	NE	Y	Y	Y
24	010-091-001	TVM	TV-R-SA-H	1.38	80	Warehouse	NW	Y	Y	Y
	010-091-007	TVM	TV-R-SA-H	1.72	-	Warehouse	NW	Y	Y	Y
25	010-091-005	TVM	TV-R-SA	1.83	45	Warehouses	NW	Y	Y	Y
26	010-101-031	TVM	TV-R-SA-LIL	3.22	129	Office/trucks	NW	Y	Y	Y
28	010-175-012	TVM	TV-M-SA	0.61	24	Warehouse	NW	Y	Y	Y
29	010-184-029	TVM	TV-R-SA	1.9	76	Warehouse/mill	SW	Y	Y	Y
30	010-320-029	MHDR	R-3-30	7.46	179	Office/corp yard	NW	Y	Y	Y
31	125-053-031	TVM	TV-R-SA	1.71	68	Warehouse	NW	Y	Y	Y
32	125-123-010	TVM	TV-R-SA	1.63	65	Warehouse	SW	Y	Y	Y
	125-123-004	TVM	TV-R-SA	1.17	47	Warehouses	SW	Y	Y	Y
	Total			**23.22**	**829**					

Table 4-53: Housing Accomplishments

Policy	*Year/Entity/Funding*	*Implementation*	*Continue/ Modify/Delete*
Goal H-A: Meet the housing needs of all Santa Rosa residents.			
H-A-1 Ensure adequate sites are available for development of a variety of housing types for all income levels, including single and multifamily units, mobile homes, transitional housing, and homeless shelters.	Year: Ongoing Entity: Departments of Community Development and Advance Planning	The City identified adequate land to provide for a variety of housing types in the 2009 Housing Element. Since the element's adoption, the City has continued to monitor land availability, has made additional higher-density sites available through the adoption of the North Santa Rosa Station Area Specific Plan, and has supported the development of housing for persons with lower incomes and special housing needs using financial and administrative resources.	Continue.
H-A-2 Pursue the goal of meeting Santa Rosa's housing needs through increased densities, when consistent with preservation of existing neighborhoods. Higher density sites are illustrated on the General Plan Land Use Diagram, which will allow the development of dwellings for 210 very low and 138 low income households annually. Development of these sites or proposals for new higher density sites must be designed in context with existing, surrounding neighborhoods. The number of affordable units permitted each year and the adequacy of higher density sites shall be reported as part of the General Plan Annual Review report.	Year: Ongoing Entity: Departments of Community Development and Advance Planning	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. The City continues to review development proposals to ensure new projects are designed in context with existing, surrounding neighborhoods.	Modify to reflect current higher-density land resources.
H-A-3 Promote conservation and rehabilitation of the existing housing stock and discourage intrusion of incompatible uses into residential neighborhoods which would erode the character of established neighborhoods or lead to use conflicts.	Year: Ongoing Entity: Department of Community Development	The City assists in the conservation and preservation of the existing housing stock through its Housing Rehabilitation and Conservation Program, Neighborhood Revitalization Program, and Section 8 Rental Assistance Program (repairs for code enforcement). Achievements under these programs are described in the implementation of Policy H-B-1, below.	Continue.
H-A-4 Meet and confer with Sonoma County Planning staff on a regular basis to address housing needs of lower income and special needs groups, to coordinate regarding issues including infrastructure, zoning and land use, annexations, community acceptance strategies, homeless shelters, farmworkers, persons with disabilities, environmental issues, funding, and impact fees.	Year: Ongoing Entity: Department of Community Development	The City participates in regular meetings with Sonoma County Planning staff as well as staff from other Sonoma County cities to discuss issues of mutual concern, including housing. During the planning period, the City and the County worked together on joint review of two affordable housing developments located in the unincorporated county where City utility services were	Continue.

Policy	Year/Entity/Funding	Implementation	Continue/ Modify/Delete
		required.	
H-A-5 Improve community acceptance of higher density housing through community based outreach, recognition of existing livable neighborhoods, and assurance of well-designed high density projects.	Year: 2013 Entity: Department of Community Development	The City worked to improve community acceptance of higher-density housing and mixed-use residential development through a series of community outreach events during the development of the North Santa Rosa Station Area Specific Plan. The plan provides land use and policy direction for higher-density, transit-oriented development for the area generally within one-half mile around the planned North Santa Rosa Station on the Sonoma-Marin Area Rail Transit system. In addition, the City completed a similar public outreach campaign in 2010 as part of the Downtown Station Area Specific Plan rezoning process. Outreach focused on explaining the adopted plan to the public and increasing community acceptance of future high-density residential land uses.	Continue.
Goal H-B: Maintain and rehabilitate, as needed, the existing affordable housing supply.			
H-B-1 Rehabilitate 50 housing units annually through the city's rehabilitation programs, focusing on very low and low income beneficiaries. Utilize the following programs: • The Housing Rehabilitation and Conservation Program (HRCP), which targets very low and low income owner-occupied units and certain investor owned projects providing affordable rental units; • The Mobile Home Repair Loan Program, which provides low interest loans to very low and low income mobile home owners for necessary repairs; and • The Neighborhood Revitalization and Housing Quality Standard Code Compliance Program of the Section 8 rental assistance program, which, through code compliance, improve health and safety of local rental units.	Year: Ongoing Entity: Department of Economic Development and Housing Funding: HOME and Community Development Block Grant, Housing Authority Reserves	The City facilitated housing unit rehabilitation through the Neighborhood Revitalization Program/code enforcement efforts, use of Redevelopment Low and Moderate Income Housing Funds (prior to the dissolution of the Redevelopment Agency), and enforcement of Housing Quality Standard Code Compliance though the Section 8 Rental Assistance Program. From 2007 to 2012, the City rehabilitated a total of 6,623 units (an average of 1,104 units per year) as follows: • 3,666 units through the Neighborhood Revitalization Program as a result of building code enforcement measures that were cited and cleared • 2,808 units brought into Housing Quality Standard Code Compliance through the Section 8 Rental Assistance Program (upgraded electrical and plumbing, flooring, paint, new appliance and fixtures, and removal of hazards) • 149 units through Redevelopment Low/Moderate Income Housing Funds and/or Mortgage Revenue Bond funds, all of which improved housing for lower-income residents, and many of which were	Modify to reflect the lack of funding for the HRCP and Mobile Home Repair Loan Program.

Policy	Year/Entity/Funding	Implementation	Continue/ Modify/Delete
		improvements and modifications for the disabled and the elderly Due to budget constraints, the Mobile Home Repair Loan Program and the Housing Rehabilitation Loan Program were suspended in 2010/2011. During the program period, the Housing Authority spent $541,202 renovating 149 units.	
H-B-2 Discourage the subdivision of mobile home parks or conversion to other uses through enforcement of the Conversion of Mobile Home Parks chapter of the City Code.	Year: Ongoing Entity: Departments of Community Development and Economic Development and Housing	The City adopted an ordinance in 2007 that established local requirements for applications to convert existing mobile home parks to resident ownership. In December 2009, a Court of Appeals decision held that state law preempts local authority with regard to mobile home park conversions, effectively invalidating the City's mobile home park conversion ordinance. The City's ordinance was repealed in May 2010. Subsequently, the City denied a mobile home park conversion, the Country, based on state law requirements for mobile home park conversions. The City was sued over this decision, and the courts eventually upheld the City's decision to deny the conversion. No mobile home parks were subdivided or converted to other uses during the planning period.	Modify to state that the City will encourage the preservation of mobile home parks, in keeping with state law.
H-B-3 Retain federal, state and locally subsidized affordable units which may be lost through contract termination. Utilize the following techniques: • Continue to monitor (i.e., at least bi-annually) at-risk units and assure property owners comply with noticing requirements; • Work with property owners to maintain the projects for lower incomes; • Work with non-profit housing providers to purchase and operate projects at risk of converting to market rate, including providing technical assistance resources and funding application support; • Use Redevelopment Low and Moderate Income Housing funds; • Investigate the use of revenue sources such as CDBG, HUD 202 and Section 8 project based vouchers; and • Work with tenants of at-risk units to provide them with education regarding tenant rights and conversion	Year: Bi-annually Entity: Department of Economic Development and Housing	The City monitored and worked to preserve existing affordable units throughout the planning period and was successful in preserving affordable units in the following developments: • Sonoma Creekside – The Housing Authority consolidated prior loans and approved a new loan that resulted in the preservation of 42 units for 55 years. • Bethlehem Towers – Through negotiation with the property owner, the City preserved 158 affordable units in this senior development. • Windham Village – The City preserved 49 affordable units in this project in northeast Santa Rosa through the use of Community Development Block Grant funds. Despite the City's efforts, a total of 231 units lost affordability from 2007 to 2012. Units were lost as a result of expiring affordability terms, releases from restrictions	Continue.

Policy	Year/Entity/Funding	Implementation	Continue/ Modify/Delete
procedures. The city will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority, and other affordable housing opportunities in the city.		as part of the Density Bonus Increase Program, and foreclosures and short sales among affordable ownership units due to the economic downturn.	
H-B-4 Recognize existing nonconforming residential uses which are located in non-residential land use categories. Allow such uses to be zoned residential and to be found consistent with the General Plan on an interim basis, until the area is ready to convert and rezone to non-residential uses.	Year: Ongoing Entity: Department of Community Development	The City continues to implement this policy as applicable. It has been used to allow residential uses in nonresidential land use categories to be rezoned for financing purposes.	Continue.
H-B-5 Continue improving living conditions in the city's neighborhoods through active code enforcement and the Neighborhood Revitalization Program.	Year: Ongoing Entity: Departments of Economic Development and Housing, Community Development, Police, Fire, City Attorney, Recreation and Parks Funding: City General Fund, State Grants	The City continued active code enforcement and implementation of the Neighborhood Revitalization Program throughout the planning period. From 2007 to 2012, 3,666 units were rehabilitated through the Neighborhood Revitalization Program (an average of 611 units per year) as a result of building code enforcement issues that were cited and cleared.	Continue.
H-B-6 Revise the Condominium Conversion Ordinance to preserve rental apartments from conversion to ownership units.	Year: 2010 Entity: Department of Community Development	Due to limited staff resources, the City did not revise the Condominium Conversion Ordinance. During the planning period, condominium conversions were approved for seven projects totaling 299 rental units. Three proposed conversions involving a total of 80 units were denied.	Continue.
H-B-7 Administer the federal Section 8 Housing Choice Voucher rental assistance program.	Year: Ongoing Entity: Department of Economic Development and Housing	The City continues to administer the Section 8 Housing Choice Voucher Rental Assistance Program. As of the 2012/2013 fiscal year, the City assisted 1,482 households through Section 8 Housing Choice Vouchers and administered vouchers for an additional 269 households using Sonoma County Housing Choice Vouchers within the city limits.	Continue.
H-B-8 Continue to operate the Mobile Home Repair Loan and Mobile Home Rent Deferral programs.	Year: Ongoing Entity: Department of Economic Development and Housing	As a result of the City's budgetary constraints and a decline in housing resources, the City's Mobile Home Repair Loan program was suspended in 2010/2011. The program was funded with tax increment funds from redevelopment project areas, which are no longer available due to the dissolution of the Redevelopment	Delete. Funding for the loan program is no longer available, and the rent deferral program is no

Policy	Year/Entity/Funding	Implementation	Continue/ Modify/Delete
		Agency. The City is no longer accepting new applications for the Mobile Home Rent Deferral Program; however, the City continues to serve the program's one existing participant.	longer active.
H-B-9 Continue to designate a portion of the Real Property Transfer Tax, through annual budget appropriations, to affordable housing programs.	Year: Ongoing Entity: City Council	The City continues to designate 20 percent of the Real Property Transfer Tax for affordable housing programs. Programs funded include fair housing support, homeless shelter operations (Samuel L. Jones Hall), the Continuum of Care, and affordable housing production.	Continue.
H-B-10 Review and document the performance of affordable housing programs annually. Report the number of affordable units developed from various funding sources, the number and income levels of households assisted through various programs and the number of existing homes sold at affordable prices.	Year: Annually, 2009 through 2014 Entity: Departments of Advance Planning and Economic Development and Housing	The City completed annual reports to document the implementation of the General Plan, Growth Management Ordinance, and Housing Allocation Plan Ordinance. These reports, which are available on the City's website (http://ci.santa-rosa.ca.us/departments/cityadmin/adv_planning_policy/general_plan/Pages/General%20Plan%202020%20-%20Current%20Plan.aspx), include documentation regarding the development of affordable units and assistance provided through other housing programs.	Continue.
Goal H-C: Expand the supply of housing available to lower income households.			
H-C-1 Amend the Housing Allocation Plan, the city's inclusionary housing ordinance, to change the trigger for provision of affordable units from acres to units and to consider elimination of the exemption for mixed use developments and a commercial linkage fee. Establish a unit trigger which will allow for a more balanced program of on site production and fee payment. Ensure that the Housing Allocation Plan is a mechanism to meet ABAG's Regional Housing Needs Allocation. Ensure that amendments to the Housing Allocation Plan grant flexibility to developers to meet the unit requirements in or near the development project through land dedication, joint development agreements, or other equivalent arrangements. Ensure that changes to the Housing Allocation Plan are developed through a collaborative, public process which will bring the city and stakeholders together to develop a program to implement the updated housing element policies.	Year: 2010 Entity: Department of Advance Planning	The revised Housing Allocation Plan Ordinance was adopted in 2012. The revision followed the work of a Housing Allocation Plan Committee, which met from 2009 to 2010 to identify approaches to provide housing opportunities to city residents, particularly lower-income households. The ordinance was revised to make fee payment the primary form of compliance. In addition, the revisions: • Allow on-site affordable rental unit provision for all projects and maintain the option of fee payment for many projects. • Require that any affordable units provided on-site be rental units. • Remove the mixed-use exemption so that mixed-use projects are also subject to HAP. • Simplify the off-site land dedication provisions and enhance flexibility. • Clarify that affordable units provided through a	Delete. Program implementation completed.

Policy	Year/Entity/Funding	Implementation	Continue/ Modify/Delete
		density bonus can also count as on-site allocated units as required by the Housing Allocation Plan. • Generally streamline and simplify the ordinance.	
H-C-2 Implement the Housing Allocation Plan to increase the number of affordable units in Santa Rosa, both on site and through collection of in lieu fees and subsequent development of affordable units.	Year: Ongoing Entity: Department of Community Development	From 2007 to 2012, 39 units affordable to low-income households were provided on-site through the Housing Allocation Plan, including 17 for sale and 12 rental units. An additional 386 units were assisted with in-lieu fees, including 285 units for very low-income households and 101 units for low-income households.	Modify to reflect changes to the Housing Allocation Plan.
H-C-3 Utilize fees generated through the Housing Allocation Plan for the development of housing units affordable to extremely low, very low, and low income households.	Year: Ongoing Entity: Department of Economic Development and Housing	From 2008 to 2012, a total of $5,783,799 was added to the Housing Allocation Plan fund, including fees collected, loan repayments, and interest. The amount collected in housing fees from 2008 to 2012 was $2,110,894.	Delete (merge with Policy H-C-2).
H-C-4 Consider a Commercial Linkage Fee for non-residential development to increase funds available for the development of housing units affordable to very low and low income households.	Year: 2012 Entity: Department of Community Development	The City Council examined whether or not to pursue a commercial linkage fee in 2012 and decided to postpone consideration of this fee until economic conditions improve.	Continue.
H- C-5 Rezone Medium and Medium High Density sites of two acres or more concurrent with the adoption of this Housing Element to facilitate the development of higher density sites.	Year: 2009 Entity: Department of Advance Planning	In 2009, the City rezoned six sites to be consistent with the General Plan land use diagram. This included 27 acres of Medium Density Residential (8.0 to 18.0 units per acre) and 11.49 acres of Medium High Density Residential land. In 2012, an additional 7.46-acre site was rezoned to be consistent with the Medium High Density Residential land use designation.	Delete.
H-C-6 Rezone residential and mixed use sites in the Downtown Station Area Specific Plan boundary to allow residential uses by right.	Year: 2010 Entity: Department of Community Development	Residential and mixed-use sites in the Downtown Station Area Specific Plan area were rezoned to allow residential uses by right in 2010.	Delete. Policy has been implemented.
H-C-7 Utilize the Santa Rosa Housing Trust to maximize and leverage available federal, state, and local funding to assist in the development of affordable housing, the preservation and rehabilitation of low income housing, the development and maintenance of homeless shelters, and the acquisition and development of facilities for the physically and developmentally disabled.	Year: Ongoing Entity: Department of Economic Development and Housing	The City continues to utilize the Santa Rosa Housing Trust, staffed and administered by the Department of Economic Development and Housing, to identify, maximize, and leverage all available funding to assist in affordable housing production, preserve existing affordable housing, assist with the development of special needs facilities, and assist homebuyers and homeowners with financing. The City invested CDBG, HOME, and local funds in residential development projects, allowing them to	Continue.

Policy	Year/Entity/Funding	Implementation	Continue/ Modify/Delete
		compete for additional funding from tax credits, bonds, and state financing programs. These City investments make projects more competitive in the application review process. Projects that received funding during the planning period include Acacia Lane Senior Apartments, McMinn Avenue Shared Housing, Rowan Court Apartments, Amorosa, Humboldt Apartments, Windham Village, Henry House, Sonoma Creekside, and Bethlehem Towers.	
H-C-8 Continue to provide funding for affordable housing projects, particularly if a portion of the project units are targeted to extremely low income households.	Year: Annually Entity: Department of Economic Development and Housing	From 2007 to 2012, the City provided funds to residential projects that included 131 units affordable to extremely low-income households.	Continue.
H-C-9 Allow Low Density sites of 3 acres or less to develop at densities up to 15 units per acre under the following conditions: • Where infrastructure is sufficient to support the increased density; • When the project design is compatible with the surrounding residential neighborhood in terms of building mass, setbacks and landscaping; • Where at least one very low or two low income rental units are included for every 10 market rate units with affordability maintained for 10 years; and • Where affordable housing units are incorporated into the neighborhood using superior design such that affordable units are indistinguishable from market rate units. • Encourage the development of townhomes in the range of 8 to 13 units per acre.	Year: Ongoing Entity: Department of Community Development	This policy was not utilized during the planning period.	Delete.
H-C-10 Encourage production of residential units downtown as envisioned by the Downtown Station Area Specific Plan.	Year: Ongoing Entity: Departments of Community Development and Economic Development and Housing	To encourage the production of residential units downtown, the City rezoned all of the properties within the Downtown Station Area Specific Plan to simplify plan implementation for developers.	Delete (merge with Policy H-C-11).
H-C-11 Provide opportunities for higher density and affordable housing development on regional/arterial streets and near the rail transit corridor for convenient	Year: Ongoing Entity: Departments of Advance Planning and	The City continues to provide opportunities for higher-density transit-oriented residential development through the General Plan, the Zoning Code, the Downtown	Modify to address Priority Development

Policy	Year/Entity/Funding	Implementation	Continue/ Modify/Delete
access to bus and rail transit.	Community Development	Station Area Specific Plan, and the recently adopted North Santa Rosa Station Area Specific Plan. As part of this Specific Plan, over 500 parcels were rezoned to allow for more transit-oriented development.	Areas and relevant specific plans.
H-C-12 Promote the development of second units. Discuss this option with residential developers during initial development application meetings.	Year: Ongoing Entity: Department of Community Development	The City continued to promote the development of second units as a means of providing affordable housing opportunities throughout the planning period. From 2007 to 2012, the City issued permits for 49 second units. The number of permits per year ranged from 1 in 2011 to 24 in 2007, with an average of 8 permits per year.	Continue.
H-C-13 Support affordable housing sponsors by continuing to provide funds to subsidize the production of affordable housing.	Year: Annually Entity: Department of Economic Development and Housing	The City supported affordable housing sponsors by providing $31,425,813 in development subsidies from 2007 to 2012. These funds were used to assist in the development of 521 affordable units.	Continue.
H-C-14 Continue commitment of redevelopment area tax increment funds for affordable housing programs. Utilize the Redevelopment Low and Moderate Income Housing Fund for affordable housing targeting extremely low, very low, low, and moderate income households.	Year: Annually Entity: Department of Economic Development and Housing	Redevelopment area tax increment funds are no longer available due to the statewide elimination of redevelopment agencies in 2011 (ABX1 26). Prior to the dissolution of redevelopment, tax increment funds were used to fund affordable housing programs including housing for extremely low-, very low-, low-, and moderate-income households.	Delete. Redevelopment area tax increment funds are no longer available.
H-C-15 Participate in tax credit and mortgage revenue bond programs which provide tax exempt, low cost financing to developers of projects making a portion of the units affordable.	Year: Ongoing Entity: Department of Economic Development and Housing	The City continues to work with housing providers to obtain funding through tax credit and mortgage revenue bonds. With the City's assistance, affordable projects, including Lantana Place, Humboldt Apartments, Crossroads, Tierra Springs, Crossings on Aston, Sonoma Creekside, and Bethlehem Towers, obtained tax credit or bond financing. In nearly all instances, the City committed CDBG, HOME, and/or local funds to improve the project's development feasibility and ensure a competitive application.	Continue.
H-C-16 Aggressively participate in available federal, state, and private non-profit programs for the provision of affordable housing.	Year: Annually Entity: Department of Economic Development and Housing	The City participates in the HOME, CDBG, Section 8, and down payment assistance programs.	Continue.
H-C-17 Allow mobile homes on single family lots through issuance of a certificate of compatibility.	Year: Ongoing Entity: Department of Community Development	The City continues to implement this policy as applicable.	Delete (defaults to state law).

Policy	*Year/Entity/Funding*	*Implementation*	*Continue/ Modify/Delete*
H-C-18 Continue participation in the Mortgage Credit Certificate program to assist lower income and/or first time homebuyers in purchasing new homes.	Year: Ongoing Entity: Department of Economic Development and Housing	The City continues to participate in the Mortgage Credit Certificate program. In the fiscal years from 2008/2009 to 2012/2013, the City issued 37 Mortgage Credit Certificates, an average of 7 per year.	Continue.
H-C-19 Investigate development of a Community Land Trust program for Santa Rosa to determine its feasibility and affordable housing production possibilities.	Year: 2012 Entity: Departments of Advance Planning and Economic Development and Housing	Due to limited staff resources, the City did not investigate the potential for development of a community land trust program during this planning period.	Continue.
H-C-20 Encourage the development of units with three or more bedrooms in affordable housing projects.	Year: Ongoing Entity: Department of Community Development	The City encouraged the development of affordable units with three or more bedrooms. During the planning period, 126 affordable units had three or more bedrooms in the following developments: • Colgan Meadows: 31 • Rowan Court: 19 • Amorosa Village: 61 • Humboldt: 15	Continue.
Goal H-D: Provide housing for households with special needs.			
H-D-1 Continue existing programs for persons with special needs, including disabled persons, elderly, homeless, large families, single parent households, and farmworkers. Such programs include: • Community Development Block Grant and HOME funds; • Mobile Home Repair Loan and Mobile Home Rent Deferral programs; • Housing Rehabilitation and Conservation Program; and • Section 8 Housing Choice Voucher Rental Assistance Program.	Year: Ongoing Entity: Department of Economic Development and Housing	The City continues to operate many housing programs to assist persons with special needs, including rehabilitation, rental assistance, and homeless shelter and support services.	Modify to reflect the lack of funding for the Housing Rehabilitation and Conservation and Mobile Home Repair Loan programs.
H-D-2 Require new units specifically for households with special needs by conditioning new multifamily construction to meet federal and state requirements for accessibility and/or adaptability for disabled persons.	Year: Ongoing Entity: Department of Community Development	The City follows state and federal regulations, which require that any new residential construction of three or more apartments or four or more condominiums be accessible and/or adaptable to disabled persons. The City applies standard conditions of approval to residential development projects that reflect this mandate.	Continue.
H-D-3 Evaluate issues of "visitability" in residential building design and develop a program for implementation of appropriate policies and/or standards.	Year: 2011 Entity: Department of Community Development	Due to limited staff resources, the City did not evaluate "visitability" issues or develop related policies or standards during the planning period.	Continue.

Policy	Year/Entity/Funding	Implementation	Continue/ Modify/Delete
H-D-4 Investigate and promote incorporation of universal design features in new residential construction by developing an ordinance based on the state's voluntary model ordinance.	Year: 2011 Entity: Department of Community Development	Due to limited staff resources, the City did not develop a universal design ordinance during the planning period.	Continue.
H-D-5 Encourage special housing arrangements, including shared and congregate housing and single room occupancy facilities (SROs), by helping sponsors obtain federal and state funds. Commit city funds (to the extent such funds are available for the purpose in light of competing housing objectives) to help non-profit developers of such housing types.	Year: Ongoing Entity: Department of Economic Development and Housing	The City continues to encourage special housing and provides assistance and support where possible. The City provided an investor-owner loan to Community Housing Sonoma County for the acquisition and rehabilitation of Giffen House, an existing 12-unit SRO transitional housing facility. The City also provided loans to Community Housing Sonoma County for the acquisition and rehabilitation of Henry House, an existing four-bedroom group home that serves persons with chronic mental illness.	Continue.
H-D-6 Encourage the development of single room occupancy facilities, consistent with the Single Room Occupancy Ordinance.	Year: Ongoing Entity: Department of Community Development	The City provided an investor-owner loan to Community Housing Sonoma County for the acquisition and rehabilitation of Giffen House, an existing 12-unit SRO transitional housing facility. No new SRO units were developed during the planning period.	Continue.
H-D-7 Support the development of rental housing for seasonal and permanent farmworkers.	Year: Ongoing Entity: Departments of Economic Development and Housing and Community Development	The City continues to support the development of rental housing for farmworkers; however, no new projects were proposed during the planning period.	Continue.
H-D-8 Amend the Zoning Code to include a provision allowing agricultural employee housing for six or fewer residents as a permitted residential use in residential zoning districts.	Year: 2010 Entity: Department of Community Development	The City amended the Zoning Code to allow agricultural employee housing for six or fewer residents as a permitted use in residential zoning districts in January 2011.	Delete. Policy implementation was completed.
H-D-9 Provide funding to groups providing shelter and other services to the homeless.	Year: Ongoing Entity: Department of Economic Development and Housing	The City provided funds to Catholic Charities, an organization providing safe and sanitary housing, meals, and counseling. Catholic Charities operates the City-owned Samuel L. Jones Hall homeless shelter (120 year-round beds), the Family Support Center, and the Homeless Services Center.	Continue.
H-D-10 Amend the Zoning Code to allow emergency shelters as a permitted use in the General Commercial (CG) district, subject to the same development standards as other permitted uses in the CG zone.	Year: 2010 Entity: Department of Community Development	The City amended the Zoning Code to allow emergency shelters as a permitted use in the General Commercial (CG) district in January 2011.	Delete. Policy implementation was completed.

Policy	*Year/Entity/Funding*	*Implementation*	*Continue/ Modify/Delete*
H-D-11 Amend the Zoning Code to define supportive housing in the glossary and to allow transitional and supportive housing as residential uses, subject to the same regulations as other residential uses in the same zoning district.	Year: 2010 Entity: Department of Community Development	The City amended the Zoning Code to define supportive housing and allow transitional and supportive housing as residential uses in January 2011.	Delete. Policy implementation was completed.
H-D-12 Support programs which address long term solutions to homelessness including job training and placement and which provide other supportive services.	Year: Ongoing Entity: Department of Economic Development and Housing	The City continues to support Catholic Charities, which provides employment preparation and counseling services for persons who are homeless or are on probation. Programs include a 7-week course with interview training, attire workshops, résumé building, and instruction in web-based job searching.	Continue.
H-D-13 Provide incentives for development of housing for the elderly, particularly for those in need of assisted and skilled nursing care. Incentives may include density bonuses, reduced parking requirements or deferred development fees.	Year: Ongoing Entity: Department of Community Development	The City provided incentives and concessions to all affordable housing projects developed during the planning period. Incentives included parking reductions, modifications to development standards, and fee deferrals. For Amorosa Village, a 150-unit affordable housing project for low-income families, the City provided expedited development permit processing in addition to the above-noted concessions. For Acacia Lane Senior Housing, the City provided a density bonus, parking reduction, and fee deferrals.	Modify to include content with Policies H-D-14, H-D-15, and H-D-16.
H-D-14 In new senior housing built receiving any development incentives or money from the city, require that a substantial portion, at least 25 percent, be available to low income seniors.	Year: Ongoing Entity: Departments of Economic Development and Housing and Community Development	The City provided funding assistance to the Acacia Lane and Railroad Square senior housing developments during the planning period. These projects will provide a total of 111 units affordable to very low- and low-income senior households.	Delete (merge with Policy H-D-13).
H-D-15 Encourage development of senior housing not receiving city funding or concessions to provide a substantial number of units affordable to low income seniors.	Year: Ongoing Entity: Department of Community Development	Additional market-rate senior housing was developed during the planning period; however, none of the projects included designated affordable housing units.	Delete (merge with Policy H-D-13).
H-D-16 Through flexibility in design guidelines which encourage innovative housing programs, stimulate development of senior housing which addresses the housing needs of the senior population.	Year: Ongoing Entity: Departments of Economic Development and Housing and Community Development	To facilitate the development of Acacia Lane, the City allowed a parking requirement reduction and design flexibility regarding the placement and design of the outdoor space serving the development.	Delete (merge with Policy H-D-13).
Goal H-E: Promote equal access to housing.			
H-E-1 Eliminate discrimination in housing opportunities in Santa Rosa and assure that access to housing will not be	Year: Ongoing Entity: Department of	Prior to 2011, the City contracted with Fair Housing of Sonoma County, a division of Petaluma People Services	Continue.

Policy	Year/Entity/Funding	Implementation	Continue/ Modify/Delete
denied on the basis of race, ethnic or national origin, religion, marital status, sexual orientation, age or physical disability. As an exception, mobile home parks and other developments designed specifically for seniors or the disabled will be permitted to exclude children as permanent residents.	Economic Development and Housing	Center, to ensure equal access to housing. Since 2011, the City has contracted with Petaluma People Services Center. This group works on a countywide basis to eliminate discrimination by providing free information regarding housing rights and resources to the public in English and Spanish, making presentations to housing providers, tenant groups, social service agencies, and the media, investigating discrimination complaints, and coordinating referral services to assist individuals.	
H-E-2 Continue to fund and support Fair Housing of Sonoma County, which serves as the city's equal opportunity housing agency.	Year: Ongoing Entity: City Council	Prior to 2011, the City contracted with Fair Housing of Sonoma County to ensure equal access to housing. Since 2011, the City has contracted with Petaluma People Services Center to provide these services. These services are funded jointly by the City of Santa Rosa and Sonoma County through local sources and Community Development Block Grant funds.	Continue.
Goal H-F: Remove constraints to very low and low income housing production.			
H-F-1 Ensure that residential projects are heard by the first decision-making board, within a period not to exceed 120 days of receipt of an application for development approval.	Year: Ongoing Entity: Department of Community Development	City staff endeavors to achieve these processing time frames; however, because of the complexity of most major projects (largely related to environmental review) and staffing reductions due to the economic downturn, these time frames were not achieved for projects processed during the planning period.	Continue.
H-F-2 Fast track all development projects which are comprised fully of units affordable to extremely low, very low, and low income households with long term affordability restrictions. Utilize a fast track schedule mutually acceptable to the project applicant and the city.	Year: Ongoing Entity: Department of Community Development	During the planning period, the Amorosa Village/Catalina Townhomes project was fast tracked through the development review process, Acacia Senior Housing was processed expeditiously but not as a designated fast track, and the Humboldt Apartments project was processed within a similar expedited time frame.	Continue.
H-F-3 Acquire sites for potential affordable housing projects, with subsequent disposition to affordable housing providers.	Year: Annually as part of the Housing Authority budget process Entity: Departments of Economic Development and Housing and Community Development	No land was dedicated to the City through the Housing Allocation Plan during the planning period.	Delete.
H-F-4 Defer payment of development fees for affordable units.	Year: Ongoing Entity: City Council	The City deferred payment of development fees for all affordable housing projects developed during the	Continue.

Policy	Year/Entity/Funding	Implementation	Continue/ Modify/Delete
		planning period, including Rowan Court, Acacia Senior Housing, and Amorosa Village. Fee deferrals were also approved for Kawana Springs Family Apartments; however, the project has not yet received full funding. The City also introduced a fee deferral program for market-rate projects intended to help spur housing development.	
H-F-5 Revise the local Density Bonus Ordinance to ensure it reflects state law and to simplify the city process of obtaining a density bonus.	Year: 2010 Entity: Department of Advance Planning	The City updated its Density Bonus Ordinance to reflect current state law and simplify local application procedures in November 2010.	Modify. Rephrase to reflect that the City will continue to offer a density bonus, in keeping with state law.
H-F-6 Develop a checklist specific to affordable housing developments which will facilitate such projects in the Design Review process.	Year: 2011 Entity: Department of Community Development	Due to limited staff resources, the City did not develop a checklist to facilitate affordable housing development project through the Design Review process during the planning period.	Continue.
H-F-7 Ensure that regulations contained in the Santa Rosa Zoning Code provide development standards, parking requirements, and use allowances which facilitate the development of housing for all income groups.	Year: Ongoing Entity: Department of Community Development	The City continued to monitor Zoning Code standards to ensure the feasibility of housing development for all income levels. The City approved numerous developments that were built in keeping with current zoning regulations and requirements.	Continue.
H-F-8 Continue to participate in regional conservation efforts regarding sensitive habitat and endangered species to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to accommodate the city's regional housing needs allocation.	Year: Ongoing Entity: Department of Community Development	While the City did not participate in any specific regional conservation efforts during the planning period, the City remains open to participation in future conservation efforts.	Continue.
Goal H-G: Develop energy efficient residential units and rehabilitate existing units to reduce energy consumption.			
H-G-1 Maximize energy efficiency in residential areas. Utilize the following techniques: • Implement Cal Green Tier One Standards; • Fund energy conservation through the Housing Authority's rehabilitation loans; • Promote home improvement strategies for energy efficiency;	Year: Cal Green Tier One Standards: daily through building permit review; energy conservation: annually through budget process; efficiency strategies and audit program: 2011.	In 2012, Santa Rosa adopted the CALGreen Tier 1 standards for new residential and nonresidential buildings. (See Policy H-G-2 for a more detailed discussion of CALGreen Tier 1 standard implementation.) In addition, as part of the City's Climate Action Plan, adopted in June 2012, the City included a goal to identify additional methods for reducing energy use from existing	Continue.

Policy	Year/Entity/Funding	Implementation	Continue/ Modify/Delete
• Promote energy efficiency improvements that are sensitive to the historic significance of the residential structure; • Consider a program which would require energy efficiency improvements when a residential structure undergoes transfer of title or major renovation; • The Sonoma County Energy Independence Program, which funds energy and water conservation improvements; and • Consider a program which requires energy audits and cost effective energy upgrades for existing residential structures.	Entity: Departments of Community Development and Economic Development and Housing	buildings to achieve a countywide goal of retrofitting 80 percent of existing buildings. This includes voluntary participation in the Sonoma County Energy Independence Program and other programs.	
H-G-2 Require, as allowed by Cal Green Tier One standards, energy efficiency through site planning and building design by assisting residential developers in identifying energy conservation and efficiency measures appropriate to the Santa Rosa area. Utilize the following possible techniques: • Use of site daylight; • Solar orientation; • Cool roofs and pavement; • Window design and insulation; • Solar water heaters; • Solar heating of swimming pools; • Use of sustainable practices and materials; • Use of building materials which use fewer resources (water, electricity); • Energy and water use reductions; • Use of trees for summertime shading; • Bicycle and pedestrian connections; and • Mixed land uses to reduce vehicle trips.	Year: Ongoing Entity: Department of Community Development	As of July 2012, all building permit applications received for newly constructed dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing, and other types of dwellings containing sleeping accommodations in Santa Rosa must comply with the CALGreen Tier 1 standards. These standards ensure that new buildings are designed to maximize the use of cost-effective energy efficiency practices and other resource conservation technologies. On average, residential buildings built to Tier 1 standards in Santa Rosa are estimated to generate $75 to $248 in energy cost savings to the average resident per year, when compared to residential buildings meeting the minimum CALGreen requirements.	Continue.
H-G-3 Promote energy efficiency in the provision and use of water in all residential developments.	Year: Ongoing Entity: Department of Community Development	The City promotes energy and water efficiency in residential development through outreach and education (see Policy H-G-8) and building standards (see Policy H-G-2).	Continue.
H-G-4 Reduce the amount of water used, encourage the use of recycled water for landscaping where available, and require compliance with the city's Water Efficient	Year: Ongoing Entity: Department of Community Development	Consistent with the City's 2010 Urban Water Management Plan, Santa Rosa is on track to reduce water consumption to 20 percent below 2005 levels by 2020	Continue.

Policy	Year/Entity/Funding	Implementation	Continue/ Modify/Delete
Landscape Policy.		through implementation of a variety of best management practices (described in detail in the Urban Water Management Plan).	
H-G-5 Continue to require the use of fuel efficient heating and cooling equipment and other appliances, in accordance with the city's green building program.	Year: Ongoing Entity: Department of Community Development	See Policy H-G-2 for a more detailed discussion of CALGreen Tier 1 standard implementation, which includes efficient heating and cooling equipment.	Continue.
H-G-6 Continue to fund energy conservation through the Housing Authority's rehabilitation loans and develop programs to assist low income households and rental properties in meeting weatherization and energy conservation needs.	Year: Ongoing Entity: Department of Economic Development and Housing	As part of the American Reinvestment and Recovery Act of 2009, the City received $1,358,550 in Energy Efficiency and Conservation Block Grant (EECBG) funds. A portion of the EECBG funding was allocated to support weatherization and energy efficiency retrofits for low-income households.	Continue.
H-G-7 Work with organizations specializing in green building measures to develop public-private partnerships supporting energy efficiency retrofit programs for existing residential structures.	Year: Ongoing Entity: Department of Community Development	The City has enabled residents and businesses to participate in the Sonoma County Energy Independence Program (SCEIP) to support a sustainable funding solution to retrofit residential structures.	Continue.
H-G-8 Increase local energy awareness.	Year: Ongoing Entity: Departments of Community Development and Economic Development and Housing	The City's website includes a section on environmental stewardship, which provides educational and outreach materials to interested parties on best practices for energy efficiency and resource conservation.	Continue.