



Council Agenda Correspondence

DATE: April 1, 2025

TO: Mayor and Council

FROM: Timmi Tway, Community Development Director

Prepared By: David Amini, Housing Coordinator

VIA: Whitney McDonald, City Manager

SUBJECT: ITEM 7D - 2024 GENERAL PLAN ANNUAL REPORT

Staff is issuing this agenda correspondence to correct the figures provided in Table 5 – Residential Growth Rates, and Table 7 – Progress Towards 6th Cycle Quantified Objectives, 2019-2028. The corrected tables can be found below. The final edition of the GPAR will incorporate these corrections before final filing on the City’s website and with HCD.

Table 5 – Residential Growth Rates, 2015-2024

Calendar Year Period	New Units	Average Annual Growth Rate	Total Units in the City in 2024	LUE Estimated Units in 2024 (1% Growth)
2024	342*	1.03%	23,156*	23,096
2015 - 2024	3,173*			

Source: 2024 Building Permits finalized, Community Development Department

*These totals exclude deed-restricted affordable units, accessory dwelling units (ADUs), and new dwellings in the Downtown Commercial (C-D) Zone. The all-encompassing unit total in 2024 was 23,984 units.

From 2015 to 2024, the City granted occupancy to 3,173 newly constructed residential units (also accounting for the 46 units that were demolished between 2015 and 2024). Of the 3,173 units constructed between 2015-2024, 2,348 units were subject to growth management limitations. Of the units exempt from the growth management ordinance, 390 units were deed restricted for affordable housing, 413 units were Accessory Dwelling Units or Junior Accessory Dwelling Units, and 24 units were located within the Downtown Commercial (C-D) zone. As of 2024, there are a total of 23,156 residential units subject to the growth management ordinance within the City (as identified in **Table 5** above), where the 2015 LUE estimated 23,096 units for 2024.

Table 7 - Progress Towards 6th Cycle Quantified Objectives, 2019-2028

Income Level (% of County Median Income)		6th Cycle RHNA Allocation	Building Permitted Units Issued by Affordability						Total Units by Income Level	Total Units Remaining by Income Level
			Year 1 (2019)	Year 2 (2020)	Year 3 (2021)	Year 4 (2022)	Year 5 (2023)	Years 6 – 10 (2024 - 2028)		
Extremely Low	Deed Restricted	825	0	0	14	36	0	123	173	500
	Non-Deed Restricted		0	0	0	0	0	0	0	
Very Low	Deed Restricted		0	14	42	14	22	60	152	
	Non-Deed Restricted		0	0	0	0	0	0	0	
Low	Deed Restricted	520	6	0	36	21	5	15	83	263
	Non-Deed Restricted		0	30	46	50	0	48	174	
Moderate	Deed Restricted	603	8	5	9	2	4	13	41	519
	Non-Deed Restricted		0	0	0	0	43	0	43	
Above Moderate		1,406	523	416	472	439	293	190	2,333	0
Total Units		3,354	537	465	619	562	367	442	2,992	
								Total Remaining for RHNA Period:	1,282	

Source: Community Development Department, Building Permits Issued, 2024

The City has met its total allocation for “Above Moderate” housing units. This leaves 1,282 affordable units needed to meet the 6th Cycle RHNA allocation by the end of the 2028 calendar year. Of the remaining allocation, 39% of the units must be reserved for Very Low and Extremely Low Incomes, 21% for Low Incomes, and 40% for Moderate Incomes.