



4-YEAR UPDATE DRAFT– MARCH 2020

DESERT HOT SPRINGS GENERAL PLAN

HOUSING ELEMENT

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DESERT HOT SPRINGS GENERAL PLAN HOUSING ELEMENT

This Housing Element provides the City of Desert Hot Spring with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents. The Housing Element specifically intends to:

- Provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies;
- Establish community goals and policies relative to housing through the identification of existing, stated, and implicit goals, and the identification of housing needs and challenges; and
- Establish and identify programs to implement and attain the community's goals and policies, taking into consideration the feasibility of those programs, and act as a meaningful guide to decision-makers considering housing-related issues.

FOUNDATION FOR HOUSING

State Housing Element Law and Intent

The California Legislature has identified as the State's key housing goal, the attainment of a decent home and suitable living environment for every Californian as the State's main housing goal. Recognizing the important part that local planning programs play in pursuit of this goal, the Legislature has mandated that all cities and counties, as part of their general plans, prepare a housing element. State law describe the required contents of the element. This Housing Element identifies methods to which the housing needs of existing and future Desert Hot Springs residents can be met and responds to State requirements reflective of conditions and policy directives unique to the City.

Scope and Content of the Housing Element

This 4-year update Housing Element covers the planning period of January 1, 2014 to October 31, 2021 and identifies strategies and programs to: 1) encourage the development of a variety of housing opportunities; 2) provide housing opportunities for persons of lower and moderate incomes; 3) address the quality of the

existing housing stock in Desert Hot Springs; 4) minimize governmental constraints; and 5) promote equal housing opportunities for all residents.

Toward these ends, this Housing Element consists of:

- An introduction of the scope and purpose of the Housing Element
- An analysis of demographic and housing characteristics and trends, including an analysis of existing and projected housing needs per the requirements of California Government Code Section 65583
- A review of potential market, governmental, and environmental constraints affecting housing production
- An evaluation of land, administrative, and financial resources available to address the housing goals
- A review of the City's past accomplishments under the previous Housing Element

A Housing Plan that includes housing goals, policies, and programs.

General Plan Consistency

The Desert Hot Springs General Plan consists of the following elements:

- Land Use and Community Design
- Economic Development
- Mobility and Infrastructure
- Housing
- Community Resources
- Community Safety

The Housing Element contains policies and programs that are consistent with policy directives in all other General Plan elements. Hazards, the natural environment, and infrastructure considerations discussed in detail in the General Plan relate specifically in the context of potential constraints to future residential development. Development policies contained in the Land Use and Community Design Element—which establishes the location, type, density, and distribution of local land uses, including housing—relate most directly to the Housing Element. The policies and priorities of the Housing Element and the Land Use and Community Design Element have been carefully balanced to maintain internal consistency.

When any element of the General Plan is amended, the City will review the Housing Element and if necessary, prepare an amendment to ensure continued consistency among elements. State law requires that the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. The mid-cycle Housing Element will be adopted as part of a comprehensive General Plan update. As such, information on flood hazard and flood management is up to date. Moving forward, the City will ensure compliance with this requirement by reviewing its Community Safety and Community Resources Elements upon future Housing Element revisions.

Note on the Housing Element 4-year Update

This 4-year update Housing Element will be adopted concurrent with General Plan update and zoning amendments identified in the Element and is written as such. The Public Review Draft Housing Element states that the General Plan and particular Zoning Amendments have been adopted. While the adoptions will not have happened during the public review period, immediately upon adoption of the Housing Element the General Plan and Zoning Amendments will be in place.



Public Participation

In 2018, the City implemented a community outreach program to receive input during the drafting of the General Plan. To obtain public input at the initial stages of the Housing Element update, the Community Development Department hosted two community workshops in May and December of 2018. The workshops, both at the Carl May Community Center, provided the public with a forum for discussion and an opportunity to partner with the City on this important project. A flyer, in both English and Spanish, provided information about the community workshops was also distributed citywide. The City also distributed workshop invitations via email to interested parties and included a wide range of housing developers and development agencies, representatives from the Tribal Historic Preservation Office of the Agua Caliente Band of Cahuilla Indians, and interested residents. For the second workshop, the City added attendants that expressed interest in future City workshops. The City also has an automatic notification system on their website that allows interested parties to be notified on city workshops. Workshop invitations were also published in the Desert Sun and Desert Star Weekly newspapers.

May 2018 Workshop

The City of Desert Hot Springs held a community workshop for the Desert Hot Springs General Plan Update on May 30, 2018 from 6:00 PM to 8:00 PM. Workshop flyers were made available in English and Spanish at City facilities and on the City's website. Approximately 80 community members attended a presentation and participated in workshop activity stations. The workshop was structured to solicit input

throughout the night, including opportunities available for participants to express comments, following the introductory presentation. Housing-related comments focused on:

- More opportunities for mixed-use development
- The need for continued code enforcement activities to maintain neighborhoods
- Adequate housing supply for new households formation
- Assistance with homes improvement issues
- Expanded affordable housing opportunities for all economic segments

December 2018 Workshop

The City of Desert Hot Springs held a community workshop for the Desert Hot Springs General Plan Update on December 5, 2018 from 5:30 PM to 7:00 PM. Approximately 24 community members attended a presentation and participated in workshop activity stations. To advertise the event, the City posted copies of the workshop flyer in English and Spanish on the City's website. One of the key activities solicited input on whether the proposed land use plan provided for housing at appropriate locations and reasonable densities. This included a presentation of land use designations with expanded residential opportunities (through acreage designation and increased densities). Comments included:

- Allowing for mixed-use along major thoroughfares

- Limiting residential in some commercial areas but allowing higher densities in some residential neighborhoods (specifically urban nodes)
- The importance of code enforcement activities and housing rehabilitation programs to maintaining quality homes and residential neighborhoods

September 2019 Workshop

The City of Desert Hot Springs held a 4-year update Housing Element community workshop on September 9, 2019. Approximately 10 community members attended a presentation that included background information on the Housing Element. Participants were asked to provide input on housing needs in Desert Hot Spring. To advertise the event, the City posted copies of the workshop flyer on the City's website.

Comments included:

- Consider repurposing older/abandoned motels for affordable housing
- Consider how the tiny house concept could work in Desert Hot Springs
- Encourage development of affordable housing projects through housing grants, permit streamlining and density bonuses

Public Meetings with the Council, Commissions and Committees

During the drafting of the General Plan and Housing Element, a City Council Study Session was held on February 5, 2019 to discuss the land use plan and any other General Plan related issues. No comments related housing was shared. As the General Plan update process continues, the City will hold two more hearings as follow:

- Fall 2019, Planning Commission Public Hearing(s)
- Fall 2019, City Council Public Hearing(s)

Public Comments

This Housing Element addresses as much of the public input on the draft as feasible. Specifically:

- The expansion of mixed use and higher density residential zoning as a means of addressing housing demand at various affordability levels and in expanded locations in the City



NEEDS ASSESSMENT

To best understand the types of housing that will be needed to meet future demand, Housing Element law (California Government Code Section 65583[a][1] and 65583[a][2] requires that this Housing Element assess population demographics and economic characteristics. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking changes in the demographics can also help City leaders better respond to or anticipate changing housing demand. This chapter also details the housing stock characteristics of Desert Hot Springs to identify how well the current housing stock meets the needs of current and future city residents. The identified demographic patterns and trends guide the crafting the City's housing policies and programs.

Population Characteristics

Housing needs are influenced by population and employment trends. This section provides a summary of changes overtime to the population size, age, and racial/ethnic composition of Desert Hot Springs residents.

Population Growth (Relative to County and State Growth)

Between 2000 and 2010, the City's population grew by 56%. Between 2010 and 2018, it is estimated that the population increased another 15% to 29,742 persons; see Table H-1: Population Growth. In both timeframes, the City's population grew faster than the County population (42% and 10%, respectively). Southern California Association of Governments' (SCAG) demographic forecasts estimate that the Desert Hot Springs population may nearly double to 58,900 persons by 2040 (a 98% increase). Comparatively, the County is expected to only grow by 32% in that time period.

Table H-1: Population Growth

	Desert Hot Springs			Riverside County		
	2000	2010	2018	2000	2010	2018
Population Total	16,582	25,938	29,742	1,545,387	2,189,641	2,415,955
Percent Increase	--	56%	15%	--	42%	10%

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018.

Age

Age characteristics can influence housing needs. Typically, younger households look for more affordable rental opportunities. As adults begin to form families, the demand increases for larger rentals or more affordable single-family homes that can accommodate children. As retirement approaches, seniors may wish to downsize into smaller units that are more easily maintained and accessible.

From 2000 to 2010, the under 18 and 62 and over age groups decreased slightly in the City and the 18 to 61 age groups increased slightly. From 2010 to 2016, the most prominent change was the population increase in the 62 and over age group. The change in age structure at the County level was similar and reflects a nationwide increase in older population groups.

Race/Ethnicity

Race and ethnic population is included as part of the population trends analysis required by California Code Section 65583(a)(1). The local ethnic composition within the City and County shows distinct changes between 2000 and 2010. In Desert Hot Spring, Hispanic residents made up more than half of the population in 2016, a 4% increase from 2010 and a 16% increase from 2000. This increase was accompanied by a decrease in the White population, a trend seen countywide. A slight increase in the Black population occurred between 2000 and 2016.

Employment

Housing needs are influenced by employment trends. Significant employment opportunities within the City can lead to growth in demand for housing in proximity to jobs. The quality and/or pay of available employment can determine the need for various housing types and prices.

As shown in Table H-2, in 2016 over 18% of Desert Hot Springs residents were employed in educational, health and social services. A combined 34% of residents were employed in the retail trade and in the arts, entertainment, recreation, accommodation, and food services industry. Census data indicate that workers in the educational, health, and social services sectors report higher wages than the overall City median. Workers in the retail trade and the arts, entertainment,

recreation, accommodation, and food services industry report lower wages than the overall City median.

According to the California Employment Development Department, the unemployment rate in Desert Hot Springs for April 2018 was 4.7%, higher than the County and national unemployment rate of 3.8% during the same period. Major employers in Desert Hot Springs include two large supermarkets (Stater Bros. and Vons) and the City of Desert Hot Springs.

Table H-2: Population Characteristics

	Desert Hot Springs			Riverside County		
	2000	2010	2016	2000	2010	2016
Age						
Under 18	32%	31%	30%	30%	28%	26%
18-29	16%	17%	16%	15%	17%	17%
30-61	37%	40%	40%	40%	40%	40%
62 and over	14%	12%	14%	15%	14%	16%
Total	100%	100%	100%	100%	100%	100%
Median Age	30.1	31.0	33.2	33.1	33.7	34.8
Race/Ethnicity						
Hispanic	40%	53%	56%	36%	45%	47%
White (Not Hispanic)	48%	34%	32%	51%	40%	37%
Black	5%	8%	6%	6%	6%	6%
Asian/Pacific Islander	3%	3%	3%	4%	6%	6%
American Indian/Alaska Native	1%	1%	0%	1%	0%	0%
Other	3%	2%	2%	3%	2%	3%
Total	100%	100%	100%	100%	100%	100%
Employment by Industry						
Agriculture, forestry, fishing, and hunting	0%	1%	1%	2%	2%	2%
Mining	0%	0%	0%	0%	0%	0%
Construction	12%	14%	11%	9%	10%	9%
Manufacturing	3%	2%	2%	12%	10%	9%
Wholesale trade	2%	2%	2%	4%	4%	3%
Retail Trade	17%	16%	17%	13%	13%	13%
Transportation, warehousing, and utilities	4%	3%	4%	5%	5%	6%
Information	3%	2%	0%	2%	2%	1%
Finance, insurance, real estate	4%	4%	4%	6%	6%	5%
Professional, scientific, management, and administrative	11%	12%	12%	9%	10%	10%
Educational, health and social services	15%	17%	18%	19%	19%	21%
Arts, entertainment, recreation, accommodation, and food services	20%	17%	17%	10%	10%	11%
Public administration	3%	3%	2%	5%	5%	5%
Other services	6%	8%	9%	5%	5%	5%
Total	100%	100%	100%	100%	100%	100%

Source: U.S. Census Bureau: Census 2000, Census 2010, 2012-2016 American Community Survey 5-Year Estimates

Household Characteristics

Household characteristics can impact the type of housing needed. For instance, single-person households often occupy smaller apartment units or condominiums, such as studio and one-bedroom units. Married couples often prefer larger single-family homes, particularly if they have children. The U.S. Census Bureau defines a household as all of the people who occupy a housing unit. A household is different than a housing unit, as a housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room occupied (or if vacant, intended for occupancy) as separate living quarters. A household consists of all the people who occupy a housing unit. There are also different definitions for households and family. A household is the number of related and unrelated person living together in one unit. A family is the number of related persons living together in one unit.

Household Growth

In 2016, the Census Bureau estimated a total of 9,275 households in the City (a 7% increase from 2010 and a 58% increase from 2000). Desert Hot Springs households make up just over 1% of the 705,716 households in the County of Riverside. SCAG forecasts that the Desert Hot Springs population may more than double to 21,900 persons by 2040 (a 136% increase). Comparatively, the County is expected to only grow by 49% in that time period.

Size and Type

The average household size in Desert Hot Springs and the county in general has increased since 2000. The City's average household size is 3.11 persons (smaller than the countywide average household size of 3.26). Table H-3 shows that more than half the households in the City were made up of 1- and 2-person households, meaning that the balance are very large households.

As Table H-3 indicates, most (67%) of Desert Hot Springs households are classified as families, a proportion lower than the County as a whole (74%). This proportion has increased slightly since 2000. The proportion of families with children (37%) has decreased since 2000, a trend also seen at the County level. The proportion of non-families (such as unrelated persons living together) has remained stable.

Household Income

Household income level is probably the most significant factor limiting housing choice. According to 2012-2016 American Community Survey (ACS) Census data, the median household income for Desert Hot Springs was \$34,059, lower than the County median of \$57,972. Data also indicate that renters in Desert Hot Springs have considerably lower incomes. In 2016, the median income for owner-occupied households (\$45,840) was about 80% higher than that of renter-occupied households (\$25,395). As shown on Figure H-1, in 2016, a larger proportion of renter households earned less than \$24,999 compared with owner-occupied households. In the higher income ranges, owner-occupied households largely outnumber renters-households.

For the purposes of the Housing Element, the State Department of Housing and Community Development (HCD) has established five income groups based on Area Median Income (AMI):

- Extremely Low Income: up to 30 % of AMI
- Very Low Income: 31-50 % of AMI
- Low Income: 51-80 % of AMI
- Moderate Income: 81- 120 % AMI
- Above Moderate Income: >120 % AMI

In State and federal regulations, the AMI refers to the median income for the Metropolitan Statistical Area (MSA). For the Desert Hot Springs, the MSA is the County of Riverside. County median income, as published by HCD, must be used to establish income groups for the purpose of the Housing Element. The State 2018 AMI for a four-person household in Riverside County is \$65,800. By the State's standards, a four-person household earning \$52,600 (80% of the AMI) or less would be considered low income. Table H-4 shows that about 64% of Desert Hot Springs residents are in the lower income categories (up to 80% of AMI) compared to 39% of all County residents. Table H-4 also shows that renter households have a significantly higher proportion of lower income households.

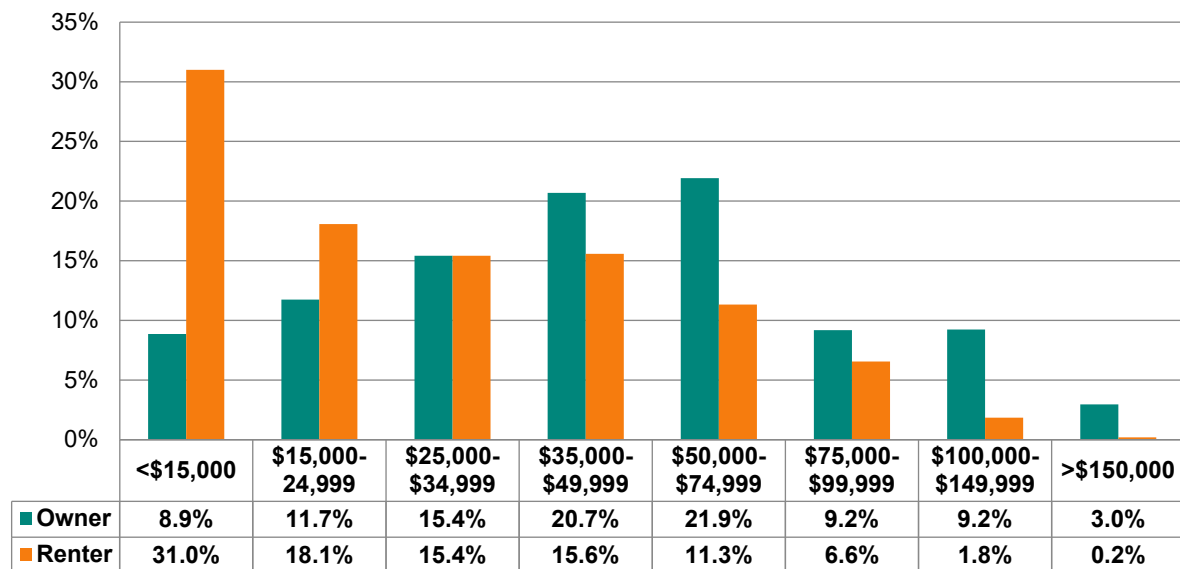
Table H-3: Household Characteristics

	Desert Hot Springs			Riverside County		
	2000	2010	2016	2000	2010	2016
Households						
Total	5,859	8,650	9,275	506,218	686,260	705,716
Household Size						
1-person HH	28%	24%	25%	21%	19%	21%
2-person HH	29%	27%	28%	30%	28%	29%
3-person HH	14%	15%	16%	15%	15%	15%
4-person HH	12%	14%	15%	15%	16%	16%
5+ person HH	16%	20%	16%	18%	21%	19%
Total	100%	100%	100%	100%	100%	100%
Average Household Size	2.80	2.98	3.11	2.98	3.14	3.26
Household Type						
Single Person HH	28%	24%	25%	21%	19%	21%
Family HH	64%	67%	67%	74%	74%	74%
Families with Children HH	39%	38%	37%	40%	37%	35%
Non-Family HH	8%	9%	8%	5%	6%	6%
Total	100%	100%	100%	100%	100%	100%

Note: Data may not add due to rounding.

Source: U.S. Census Bureau: Census 2000, Census 2010, 2012-2016 American Community Survey 5-Year Estimates; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018.

Figure H-1: Household Income by Tenure



Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Table H-4: Household Distribution by Income Group

Jurisdiction	Total Households	Extremely Low Income (0-30% MFI)	Very Low Income (31-50% MFI)	Low Income (51-80% MFI)	Moderate/ Above Moderate Income (81% + MFI)
Desert Hot Springs					
Owner Households	4,065	355 (8.7%)	525 (12.9%)	960 (23.6%)	2,225 (54.7%)
Renter Households	5,105	1,760 (34.5%)	975 (19.1%)	1,275 (25.0%)	1,095 (21.4%)
All Households	9,170	2,115 (23.1%)	1,500 (16.4%)	2,235 (24.4%)	3,320 (36.2%)
County of Riverside	690,395	75,455 (10.9%)	79,610 (11.5%)	114,645 (16.6%)	420,685 (60.9%)

Note: CHAS data was developed with sample data. Due to the smaller sample size, the CHAS data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers.

Sources: U.S. Census Bureau HUD Comprehensive Housing Affordability Strategy (CHAS) Database, 2011-2014.

Special Housing Needs Groups

Certain groups have more difficulty finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one's income earning potential, family characteristics, the presence of physical or mental disabilities, or age-related health issues. As a result, certain groups typically earn lower incomes and have higher rates of overpayment for housing, or overcrowding. A central goal of the Housing Element is to identify persons with special needs who need assistance in meeting their housing needs. Housing Element law specifically requires quantification of the housing need for seniors, persons with disabilities, female-headed households, large families, farmworkers, and persons and families experiencing homelessness.

Seniors

Table H-5 shows that in 2016, seniors made up 12% of the total City population and almost a quarter of households had a senior occupant.

Housing costs are particularly critical for the elderly, as many are on fixed incomes. Census data (2012-2016 American Community Survey 5-Year Estimates) show that 18% of households in the City have senior heads of households and among those, three-quarters are owners. This data also show that 33% of these senior owners spend more than 30% of their monthly income on housing costs. The situation is more precarious for senior renter households, as 68% of these households spend more than 30% of their monthly income on housing costs.

Table H-5: Seniors 2010 and 2016

Seniors	Jurisdiction	2010		2016	
		Number	Percent	Number	Percent
Seniors (Age 65+)	Desert Hot Springs	2,488	10%	3,265	12%
	County of Riverside	258,586	12%	306,492	13%
Households with Senior Occupants	Desert Hot Springs	1,928	22%	2,225	24%
	County of Riverside	187,484	27%	209,910	30%

Source: U.S. Census Bureau: Census 2010, 2012-2016 American Community Survey 5-Year Estimates.

Persons with Disabilities/Developmental Disabilities

Both mentally and physically disabled residents face housing access and safety challenges. Disabled people, generally speaking, have limited incomes, often receiving Social Security income only, with housing costs taking the majority of their monthly income. Because people with disabilities spend a higher percentage of their income on housing, overcrowding is frequent, as housing expenses are shared with others, oftentimes live-in caretakers. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.).

As shown in Table H-6, 2012-2016 Census data indicate that 3,701 (13% of total population) civilian, non-institutionalized residents aged five or over with disabilities live in Desert Hot Springs. More than a third of disabled residents are over the age of 65.

Table H-6: Persons with Disabilities, 2016

Desert Hot Springs	Persons with 1 or More Disabilities	Percent of Age Group	Percent of Total Population
Under 18 years	157	2%	1%
18 to 64 years	2,234	14%	8%
65 years and over	1,310	40%	5%
Total	3,701		13%

Note: Data may not add due to rounding.

Source: U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates.

A subgroup of disabled residents is the developmentally disabled. Housing Elements must include an analysis of the special housing needs of the disabled, including persons with developmental disabilities. According to Section 4512 of the Welfare and Institutions Code, a "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. 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 335,500 persons (as of March 2018) with developmental disabilities and their families through a statewide system of 21 regional centers. The Inland Regional Center (IRC) serves the Desert Hot Springs community and is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. IRC is a nonprofit agency that contracts with the Department of Developmental Services to provide or coordinate services and supports for individuals with

developmental disabilities. Table H-7 identifies the number of persons with developmental disabilities receiving Regional Center services by age category and residence type for the ZIP codes that include Desert Hot Springs. Most consumers are located in the 92240 ZIP code which includes the portion of the City east of Highway 62. Approximately 61% of the 337 consumers in the 92240 ZIP code are over the age of 18 and predominantly live at the home of a parent, family, or guardian.

Table H-7: Regional Center Consumers by Age and Residence Type, March 2018

Desert Hot Springs	92240	92282
Age		
0-17 years	132	<11
18+ years	205	<11
Total	337	0
Residence Type		
Home of Parent /Family /Guardian	228	<11
Independent /Supported Living	27	<11
Community Care Facility	11	<11
Intermediate Care Facility	57	0
Foster /Family Home	<11	0
Other	<11	0
Approximate Total	323	0

Source: State of California Department of Developmental Services, Consumer Count by California ZIP Code, March 2018

Single-Parent Households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. 2012-2016 Census data show 2,362 single-parent households in Desert Hot Springs, representing close 38% of all households

Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. In addition, these households have a greater need for accessible daycare and other supportive services. 2012-2016 Census data report 1,755 female-headed households in Desert Hot Springs, representing close to 28% of all households. Among female-headed households, 1,187 households had children under 18 years of age, representing 19%

Table H-8: Regional Center Consumers by Age and Residence Type, March 2018

Family Type	Number of Families	Percent of All Families
Female Head of Household		
No Spouse Present	1,755	28%
With related children under 18 years	1,187	19%
Male Head of Household		
No Spouse Present	607	10%
With related children under 18 years	480	8%
All Households		
No Spouse Present	2,362	38%
With related children under 18 years	1,667	27%

Source: U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates.

of all households in the City, as shown in Table H-8.

Large Families/Households

Large families or large households are defined as those families or groups of people containing five or more persons. In general, large households are identified as a group with special housing needs based on the limited availability of adequately sized, affordable

housing units. Large households of lower income frequently face overcrowding in smaller dwelling units and in time, accelerating unit deterioration. Census data reported 1,508 large households with five or more members in Desert Hot Springs, or 16% of all households; see Table H-9.

Table H-9: Large Households, 2016

Jurisdiction	Number of Large HHs	Percent of All HHs
Desert Hot Springs	1,508	16%
County of Riverside	131,747	19%

Source: U.S. Census Bureau 2012-2016 American Community Survey 5-Year Estimates.

Farmworkers

Census data estimates for 2012-2016 indicate that approximately 140 Desert Hot Springs residents are employed in the agriculture, forestry, fishing, and hunting industry. This represents just 1.4% of the working population (over 16 years of age), a similar proportion seen at the County level (1.5%). Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in Desert Hot Springs. The closest farmland areas are located in Coachella Valley, approximately 40 miles to the southeast. Due to the low number of agricultural workers in the City, the housing needs of migrant and/or farm worker housing need can be met through general affordable housing programs.

Households with Emergency Housing Needs

Due to the transient nature of the homeless, the precise number of homeless individuals in Desert Hot Springs is difficult to determine. The Riverside County's Department of Public Social Services (DPSS), in partnership with Riverside County's Continuum of Care, conducts an annual Point-In-Time (PIT) Homeless Count. A total of 1,685 unsheltered homeless individuals and a sheltered count of 631 (total homeless of 2,316) were identified in Riverside County during the 2018 Point-In-Time Homeless Count on January 23, 2018. In Desert Hot Springs, the PIT count identified 58 unsheltered homeless persons; see Table H-10.

Homelessness is a regional problem that is most effectively addressed within a cooperative, inter-jurisdictional effort. Several different services and programs in the Desert Hot Springs area are designed to support the homeless. In 2017, the City of Desert Hot Springs pledged \$103,000 to a multi-city initiative in the Coachella Valley to provide crisis housing to the valley's homeless. The program, developed by the Coachella Valley Association of Governments and administered by Riverside-based Path of Life Ministries, follows a housing first model, ensuring people have a roof over their heads before connecting them with substance abuse treatment, mental health counseling, employment resources, or any other necessary services.

Table H-10: Desert Hot Springs Homeless Count, 2018

Race	Count	Percent	Age	Count	Percent
White	44	76%	0-17	1	2%
Black	4	7%	18-61	44	76%
American Indian/ Alaska Native	3	5%	62+	10	17%
Asian	1	2%	Blank	3	5%
Other/Blank	6	10%	Total	58	100%
Total	58	100%	Subpopulations*	Count	Percent
Ethnicity	Count	Percent	Chronic Homeless	16	n/a
Hispanic	20	34%	Families with Children	1	n/a
Not Hispanic	37	64%	Veterans	2	n/a
Blank	1	2%	Alcohol/Drug Use	26	n/a
Total	58	100%	PTSD	14	n/a
Gender	Count	Percent	Mental Health Condition	10	n/a
Male	36	62%	Physical/Developmental Disability	22	n/a
Female	21	36%	Brain Injury	7	n/a
Blank	1	2%	Domestic Violence Victim	1	n/a
Total	58	100%	Other	6	n/a
			Total	105	n/a

Note: Percentages not calculated for subpopulations as respondents may indicate more than one subpopulation characteristic.

Source: County of Riverside Department of Public Social Services Adult Services Division Homeless Programs Unit. County of Riverside 2018 Point-in-Time Homeless Count Report. May 30, 2018.

Housing Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Desert Hot Springs to identify how well the current housing stock meets the needs of current and future City residents.

Table H-11 shows that since 2010, there has been an increase of 6% in housing units. Since 2000, the housing stock has increased by 64%. The housing stock in Desert Hot Springs has increased more than in the region (County), which saw housing growth in those periods of 3% and 42%, respectively.

Housing Type

In Desert Hot Springs, single-family housing units make up most of the housing stock (65% total). Multi-family units make up 28% of the housing stock. Compared with the County, Desert Hot Springs has more multi-family housing. Mobile homes make up a small proportion (8%) of the housing stock.

Tenure

Table H-11 shows the breakdown of owner-occupied versus rental units. There are slightly more renter-occupied units as compared with owner-occupied units in the City. At the County level, owner-occupied household represents a larger portion of occupied housing units.

Vacancy

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Vacancy rates are generally higher among rental properties, as rental units have greater attrition than owner-occupied units. A healthy vacancy rate is considered to be 2% to 3% for ownership units and 5% to 6% for rental units. When the overall vacancy rate decreases, population mobility within an area becomes limited. When the vacancy rate is high, it means there is not high demand for housing in the specific area. Table H-11 shows that the total vacancy rate in 2016 was 17% for the City of Desert Hot Springs and 12.7% for Riverside County.

Housing Age and Condition

As housing ages, the physical structure can deteriorate over time if not regularly maintained. Deteriorating structures can discourage reinvestment, depress neighborhood property values, and even become health hazards. Maintaining and improving housing quality helps bolster value.

Housing age can be an indicator of the need for housing rehabilitation. Generally, housing older than 30, while still needing rehabilitation, will not require rehabilitation as substantial as what would be required for housing units older than 50 years. Housing units older than 50 years are more likely to require complete rehabilitation of systems such as roofing, plumbing, and electrical. According to the 2012-2016 American Community Survey, 52% of housing in Desert Hot Springs was built before 1990 (27 years old or more) and 20% was built before 1970 (47 years old or more). These proportions are similar at the County level.

City Code Enforcement staff indicates that approximately 10 properties in Desert Hot Springs are dilapidated and may be considered for demolition or at a minimum a major rehabilitation would be required to make them habitable. These units are mostly single-unit homes.

Housing Cost and Affordability

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions.

Ownership Costs

Figure H-2 indicates that the median sales price in Desert Hot Springs at the end of 2017 was \$210,000, a 17% increase from the year prior. In comparison, the median home sales price was \$353,000 in Riverside County and \$466,000 in California. Between 2014 and 2017, home sale prices increased by 43%. CoreLogic real estate data from April 2018 indicate a median sales price of \$201,000 in the City for 82 home sales reported in that month. In spite of housing price increases, the data indicate that in Desert Hot Springs, housing is still moderately priced and therefore more affordable compared to County and statewide housing costs.

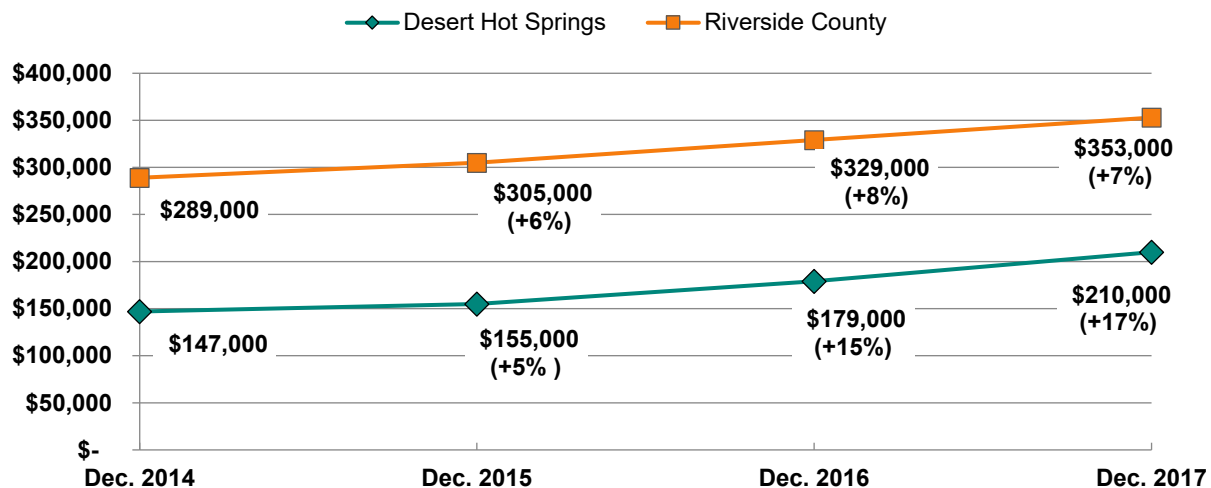
Table H-11: Household Characteristics

	Desert Hot Springs			Riverside County		
	2000	2010	2016	2000	2010	2016
Housing Units						
Total	7,034	10,902	11,507	584,674	800,707	828,383
Percent Increase		55%	6%		37%	3%
Housing Type						
Single Unit Detached	54%	65%	63%	62%	68%	68%
Single Unit Attached	3%	2%	2%	7%	6%	6%
Multi Family Two to Four Units	17%	14%	15%	5%	5%	5%
Multi Family Five Plus Units	19%	13%	13%	13%	11%	11%
Mobile Homes	8%	5%	8%	13%	10%	10%
Total	100%	100%	100%	100%	100%	100%
Tenure						
Owner Occupied	47%	48%	46%	69%	67%	64%
Renter Occupied	53%	52%	54%	31%	33%	36%
Vacancy Rate						
Vacancy Rate	16.7%	20.7%	17.0%	13.4%	14.3%	12.7%

Note: Data may not add due to rounding.

Source: U.S. Census Bureau: Census 2000, Census 2010, 2012-2016 American Community Survey 5-Year Estimates; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2018.

Figure H-2: Median Home Sales Prices 2014-2017



Source: Zillow.com – Accessed 06/18/18) - <https://www.zillow.com/desert-hot-springs-ca/home-values/>

Rental Costs

In Desert Hot Springs, single-family housing units make up most of the City's housing stock and in turn make up a large portion of the rental market. This trend has intensified since the late 2000s. Census data indicate that during the recession of the late 2000s, 4,600 units in the Coachella Valley changed from owner-occupied housing to long-term rentals. About 4,660 single-family homes were built in the Coachella Valley between 2009 and 2015. In other words, for every home built after the housing market crashed, another house became a rental (Murphy, R. 2010, July 15). As thousands of houses became rentals, a new tenant found a landlord right next door. (<http://www.desertsun.com>). In Desert Hot Springs, the proportion of single-family units as long-term rentals jumped from 33% in 2009 to 42% in 2015. This proportion is the highest in the Coachella Valley and is more than twice as other cities in the valley.

In June 2018, Zillow.com estimated the median rent price in Desert Hot Springs as \$1,250, which is lower than the Riverside County median of \$2,200 and the State median of \$2,700. A review of rental listings in June 2018 indicates a median rental price of \$1,550 for single-family home rentals and \$898 for apartment rentals, see Table H-12.

HUD's fiscal year 2018 Fair Market Rent figures for Riverside County are listed in Table H-13 and show that rents in the City are lower than the fair market rents for the County.

Table H-12: Median Rents, June 2018

Bedrooms	Single-Family Homes	Count of Listings	Apartments	Count of Listings	All Listings
5	n/a	--	n/a	--	n/a
4	\$1,750	7	NA	--	\$1,750
3	\$1,500	22	\$1,175	2	\$1,498
2	\$1,450	5	\$1,075	9	\$1,100
1	\$835	2	\$838	8	\$838
0	n/a	--	\$600	3	\$600
All	\$1,550	36	\$898	22	\$1,375

Source: Zillow.com Desert Hot Springs CA Real Estate, accessed June 19,2018.

Table H-13: Fiscal Year 2018 Riverside County Fair Market Rents by Unit Size

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fair Market Rent	\$768	\$926	\$1,156	\$1,618	\$2,004

Source: https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2018_code/2018summary.odn

Overpayment and Overcrowding

Overpayment, or housing cost burden, is generally defined as households paying more than 30% of their gross income on housing-related expenses, including rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in payment problems, deferred maintenance, or overcrowding. Table H-14 shows the number and percent of overpaying owner households and renter households.

In 2014, 60% of owner households and 38% of renter households were overpaying for housing. Housing affordability has declined for both owners and renters as the percent of households overpaying has increased. Housing overpayment was most acute for extremely low and low-income households. In these income categories, more than three-quarters of all households overpay for housing.

Some households may not be able to accommodate high cost burdens for housing, but may instead accept smaller housing or reside with other individuals or families in the same home. Although there is more than one way of defining overcrowded housing units, an overcrowded household is defined as one with more than one person per room the same definition used in the U.S. Census. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Table H-15 indicates the extent of overcrowding within the City and County for years 2010 and 2016. In 2016, 7% of owner households and 19% of renter households were overcrowded. While the proportion of overcrowded owner households remained stable, the proportion of overcrowded renter households increased. Compared with the County, Desert Hot Springs has almost twice the proportion of overcrowded households.

Table H-14: Households Paying in Excess of 30% for Housing

	Extremely Low Income (0-30% MFI)	Very Low Income (31-50% MFI)	Low Income (51-80% MFI)	Moderate/ Above Moderate Income (81% + MFI)	Total	All Lower Income (0-80% MFI)
Owner HHs	1,760	975	1,275	1,095	5,105	4,010
Overpaying HHs	1,520	850	570	115	3,055	2,940
% of overpaying owners	86%	87%	45%	11%	60%	73%
Renter HHs	355	525	960	2,225	4,065	1,840
Overpaying renter HHs	270	310	440	505	1,525	1,020
%of overpaying renters	76%	59%	46%	23%	38%	55%
Total HHs	2,115	1,500	2,235	3,320	9,170	5,850
Overpaying HHs	1,790	1,160	1,010	620	4,580	3,960
% of overpaying HHs	85%	77%	45%	19%	50%	68%

Source: Zillow.com Desert Hot Springs CA Real Estate, accessed June 19, 2018.

Table H-15: Overcrowded Housing Units 2010 and 2016

Jurisdiction	2010		2016	
	Number of Overcrowded Units	Percent of Overcrowded Units	Number of Overcrowded Units	Percent of Overcrowded Units
Desert Hot Springs				
Owner HHs	266	7%	281	7%
Renter HHs	531	13%	953	19%
Total	797	10%	1,234	13%
Riverside County				
Owner HHs	20,559	4%	20,204	4%
Renter HHs	26,025	13%	31,106	12%
Total	46,584	7%	51,310	7%

Source: U.S. Census Bureau: 2006-2010 and 2012-2016 American Community Survey 5-Year Estimates.

Affordability

Housing experts typically recommend that a household spend less than 30% of monthly earnings on housing costs. The 2012-2016 Census data reported the monthly housing cost in Desert Hot Springs is 58% less than the California average and 11% less than the national average. Nonetheless, the 2014 HUD CHAS data indicated that a large proportion of Desert Hot Springs households spent more than 30% of their income for their mortgage.

Table H-16 summarizes 2018 HCD-defined household income limits for very low-, low-, and moderate-income households in Riverside County by the number of persons in the household. The table also includes the maximum affordable monthly rents and maximum affordable purchase prices for homes. Households earning the 2018 area median income for a family of four in Riverside County (\$65,800) could afford to spend up to \$1,369 per month on rent without overpaying. A three-person household would be classified as low income if its annual income was less than \$48,550. This household could afford a \$986 maximum monthly rent.

Housing is generally very affordable in Desert Hot Springs relative to the rest of the State. The median home sale price in the City (\$201,000 in April 2018) would be affordable to a two-person household earning the median income of \$52,650, as shown in Table H-16. Based on single home prices, it is possible that some lower income households may be able to afford a condominium or smaller housing units. Rents are also affordable and as such, based on the affordability levels, even a low-income family of four can afford rent in apartment units, although rents in single family homes may be out of reach.

Table H-16: Affordable Housing Costs by Household Size and Tenure – 2018

Income Group	Annual Income Limits	Affordable Payment		Maximum Affordable Price	
		Renter	Owner	Home (purchase price)	Rental (per month)
Extremely Low (0-30% AMI)					
1-Person	\$14,150	\$354	\$354	\$24,069	\$184
2-Person	\$16,460	\$412	\$412	\$30,928	\$228
3-Person	\$20,780	\$520	\$520	\$39,959	\$292
4-Person	\$25,100	\$628	\$628	\$48,138	\$352
5-Person	\$29,420	\$736	\$736	\$56,104	\$411
Very Low (30-50% AMI)					
1-Person	\$23,600	\$590	\$590	\$64,326	\$420
2-Person	\$27,000	\$675	\$675	\$75,828	\$491
3-Person	\$30,350	\$759	\$759	\$80,727	\$531
4-Person	\$33,700	\$843	\$843	\$84,774	\$567
5-Person	\$36,400	\$910	\$910	\$85,839	\$585
Low (50-80% AMI)					
1-Person	\$37,750	\$944	\$944	\$124,605	\$774
2-Person	\$43,150	\$1,079	\$1,079	\$144,627	\$895
3-Person	\$48,550	\$1,214	\$1,214	\$158,259	\$986
4-Person	\$53,900	\$1,348	\$1,348	\$170,826	\$1,072
5-Person	\$58,250	\$1,456	\$1,456	\$178,920	\$1,131
Moderate/Median Income (80-100% AMI)					
1-Person	\$46,050	\$1,151	\$1,343	\$192,659	\$981
2-Person	\$52,650	\$1,316	\$1,536	\$222,479	\$1,132
3-Person	\$59,200	\$1,480	\$1,727	\$245,661	\$1,252
4-Person	\$65,800	\$1,645	\$1,919	\$268,239	\$1,369
5-Person	\$71,050	\$1,776	\$2,072	\$283,894	\$1,451

Assumptions: California Department of Housing and Community Development 2018 income limits; 30 - 35% gross household income as affordable housing costs (depending on tenure and income level); 20% of monthly affordable cost for taxes and insurance; 10% down payment, 4.75% interest rate for a 30-year fixed rate mortgage loan; housing cost takes into consideration utility costs based on Housing Authority of Riverside County 2017 Utility Allowance.

Sources: California Department of Housing and Community Development, 2018; Housing Authority of the County of Riverside, 2017; MIG, 2018.

Affordable Housing Profile

The Housing Authority of the County of Riverside Housing Choice Voucher Program (formerly known as Section 8) serves Desert Hot Springs. The Housing Choice Voucher Program provides rental subsidies to very low-income families that spend more than 30% of their gross income on housing costs. As of July 2018, the Housing Authority provided Housing Choice Voucher rental assistance to 355 households in the City.

Assisted Housing

Table H-17 presents the inventory of affordable housing developments in the City and shows that there are 665 affordable units (assisted).

At-Risk Affordable Housing

Housing Element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments for the next 10 years. Based on City records and information from the California Housing Partnership Corporation, which tracks affordable housing assisted or financed by HUD, USDA, or by TCAC through the Low Income Housing Tax Credit (LIHTC). in the next 10 years, no assisted housing developments in Desert Hot Springs are at risk of losing their affordability status.

Table H-17: Affordable Housing Inventory

Name	Address	Affordable Units	Total Units	Program
Arroyo de Paz I Apartments	66765 Two Bunch Palms Trail	59	60	LIHTC
Arroyo de Paz II Apartments	66765 Two Bunch Palms Trail	34	34	LIHTC
Casa del Sol & Casa West Apartments (Site A)	66555 Fourth Street	154	156	LIHTC/USDA
Brisas de Paz	65921 Flora Avenue	61	62	LIHTC
Hacienda Hills	67150 Hacienda Avenue	59	60	LIHTC
Verbenia Crossing Apartments	66950 Ironwood Drive	94	96	LIHTC
Desert Hot Springs Portfolio - (Linda Vista Site A)	67200 Hacienda Avenue	97	99	LIHTC
Desert Horizon Apartments	66789 Two Bunch Palms Trail	43	44	LIHTC/USDA
Highland Sunset Village	13704 Avenida Hermosa	16	32	Section 515 Rural Rental Housing (USDA)
Linda Vista Senior Apartments	67200 Hacienda Avenue	48	47	LIHTC; HCD Rental Housing

Source: California Housing Partnership, 2018; City of Desert Hot Springs, 2018.

Notes:

LIHTC = Low-Income Housing Tax Credit

USDA = U.S. Department of Agriculture

CONSTRAINTS TO HOUSING PRODUCTION

This chapter addresses governmental and non-governmental constraints as they relate to housing. Constraints to the provision of housing for all income levels must be addressed within each jurisdiction's housing element. Only with the identification and acknowledgement of such constraints is a community able to systematically undertake whatever reasonable steps are available and feasible to correct such impediments. Not every constraint to housing production is governmental. Other constraints include the housing market, social awareness, and other non-governmental limitations.

Market Constraints

Land Cost

Land costs have a demonstrable influence on the cost and availability of affordable housing. Land costs are influenced by many variables, including scarcity and developable density, location, site constraints, and the availability of public utilities. As land becomes less available, the price of land increases.

Due to location and an ample supply of vacant land, housing costs in Desert Hot Springs have generally remained lower than in other areas of the State. The preferred housing type for a majority of City residents is single-family homes. Of the 11,507 housing units in Desert Hot Springs (in 2016), 63 percent, or 7,241 units, were single-family detached structures.

Raw land costs of residential lots in Desert Hot Springs depend on the size and location of the parcel and the extent of improvements contained on the lot. In August 2018, there were nine lots listed publicly for sale on LoopNet (www.loopnet.com) ranging from \$54,900 for a three-acre lot to \$1.6 million for a 73-acre lot. The most expensive lot listed at almost \$194,000 per acre was the only one zoned for high-density residential development. On average, the cost of land among the listed properties was \$13,888 per acre.

Construction Costs

Construction costs for housing can vary significantly depending on the type of housing, such as single-

family, townhomes, and apartments. However, even within a particular building type, construction costs vary by unit size and amenities. The difficulty of developing awkward infill sites can also add to costs. Another factor related to construction costs is the number of units built at one time. As the number increase, overall costs generally decrease as builders can benefit from the economies of scale. For standard housing construction, costs may average \$116 to \$148 per square foot for single-family residences depending on the level of amenities provided, and \$107 to \$159 per square foot for multifamily residential structure, depending on construction type and excluding parking (International Code Council Building Valuation Data, August 2017).

Another major cost component of new housing is labor. The cost of labor in central Riverside County is comparatively low because the area's cost of living is relatively low compared to other areas in California. However, labor for government-subsidized housing work is additionally costly, as wages are tied to the required State Labor Standards based on higher northern and southern California prevailing wages.

Financing

The availability of capital to finance new residential development is a significant factor that can impact both the cost and the supply of housing. There are two types of capital influence in the housing market: 1) capital used by developers for initial site preparation and construction and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just 2.5 percent can make a dramatic difference in the annual income needed to qualify for a loan. The City does not have a homebuyer program, but residents can apply to State and federal mortgage programs such as the Mortgage Credit Certificate Program (MCC), California Homebuyer's Downpayment Assistance Program (CHDAP), and FHA and VA home loans.

The entire nation and the Southern California region in particular experienced a large number of foreclosures during the 2007-2012 housing crisis. In many cases, financing for these homes was made through the sub-prime credit market. Sub-prime loans, are characterized by higher interest rates and fees than prime loans and

are more likely to include prepayment penalties. The City has an Abandoned Residential Property Registration aimed at maintaining housing quality and to preventing housing deterioration. The program requires lenders to hire local property management firms to prevent vacant homes from becoming neglected. The program will be paid for by a \$60.00 fee charged to title holders when they register an abandoned property with the City.

Development Density Trends

Development approval of projects with densities lower than what is anticipated in the Housing Element is not expected. In general, and based on recent development in the City, most development applications aim for densities close to what is allowed.

Development Timeframe

The cost of development can be affected by delays in the land development process. Market factors outside of the municipal approval process can drive up the costs and risks of private development. In Desert Hot Springs, City staffs estimates that most residential development projects have receive project approval concurrent with building permit applications except in the case of developments with tract maps. Most commonly, incompleteness of applications can affect this time frame.

Governmental Constraints

Land Use Controls

The City exercises land use controls that directly affect the development of housing. Some of these programs place restrictions on housing development, while others encourage housing production. This section evaluates the extent to which these regulations may facilitate or hinder the development of housing for all economic segments of the community.

General Plan

The City of Desert Hot Springs adopted a new General Plan on insert adoption date. The General Plan sets forth policies that guide new development, including new residential development and includes strategies for increasing residential development. The Plan includes increased residential densities within key developed districts, including areas adjacent to commercial centers, transit, downtown, and major corridors.

Table H-18 summarizes the General Plan land use designations within the City that allow residential uses, as well as their permitted densities (without density bonus). The table also identifies the consistent zones that were adopted concurrently. The designations are included as they are presented later in the sites rezoning inventory in the Housing Resources chapter of the Housing Element.

Development Standards

Desert Hot Springs regulates the type, location, density, and scale of residential development to protect and promote the health, safety, and general welfare of residents, as well as implement General Plan policies. The Zoning Ordinance establishes restrictions on setbacks, lot coverage, building height, parking, and minimum unit size. Corresponding zones for the General Plan designations were adopted concurrent with Housing Element.

Table H-18: General Plan Land Use Designations and Zones

Residential Land Use Designation	Maximum Densities (dwelling units per acre)	Zones
Residential Designations		
Residential Rural Desert (R-RD)	1 du/5 ac	Residential Rural Desert
Residential Low (R-L)	6 du/ac	Residential Low
Residential Medium (R-M)	20 du/ac	Residential Medium
Residential High (R-H)	30 du/ac	Residential High
Residential Specific Plan (R-SP)	varies	Residential Specific Plan
Mixed-Use Designations		
Mixed-Use Neighborhood (MU-N)	15 du/ac	Mixed-Use Neighborhood
Mixed-Use Corridor (MU-C)	30 du/ac	Mixed-Use Corridor

Source: City of Desert Hot Springs General Plan Land Use Element and Zoning Ordinance, 2020.

Table H-19: Development Standards

Standard	R-RD	R-L	R-M	R-MH	R-H	MU-N	MU-C
Max. Density: Unit/Gross Acre	1/5 ac	6	20	20	30	15	30
Lot Width (Min. feet)	600	70 (5)	45	100	45	100	100
Flag Lot	30	25	25	50	25	---	---
Cul-de-sacs	---	30	25	---	25	---	---
Min. Lot Depth (Min. feet)	1,200	75	90	100	90	---	---
Front Setback (Min. feet)	100	20	20	20	5	10	5
Rear Setback (Min. feet)	100	25	20	25	15	10 -15	10 -15
Side Yard Setback (Min. feet)	100	5	10	5	0	5 -10	0 -10
Street Side Setback	100	10	10	10	15	10	5
Bldg. Lot Coverage (Max. %)	5%	60%	65%	75% of MH space	70%	60%	70%
Min. Private Open Space (s.f.)	---	---	200 s.f	100 s.f.	100 s.f.	---	300 s.f
Min. Common Open Space (s.f.)	---	---	25%	25%	20%	30%	30%
Maximum Height in Stories/Feet	2/30	2/30	2-4/30- 55	2/30	2-4/30- 55	3/45	4/60

Source: City of Desert Hot Springs Zoning Ordinance, 2020

Notes:

1. Maximum Lot Coverage for mixed Use zones apply only to stand-alone residential
2. R-MH: Residential Mobile Home

Density Bonus

City codes provide for two density bonus provisions. The first entitlement is based upon provisions of affordable housing pursuant to State Government Code Section 65915. The second provision is intended to provide density bonus incentives for the incorporation of on-site amenities.

Section 17.08.80 of the Zoning Code is consistent with California Government Code Section 65915 and provides that the City shall grant a density bonus of at least 20 percent (five percent for condominiums) to a developer of a housing development agreeing to provide at least:

- Five percent of the units for very low-income households;
- Ten percent of the units for lower-income households;
- Ten percent of the condominium units for moderate-income households; or
- A senior citizen housing development;

Additional incentives, or financially equivalent incentive(s), are provided to developers that provide qualified donations of land, condominium conversions, and/or child care facilities.

The density bonus law also applies to senior housing projects and projects which include a child care facility. In addition to the density bonus stated above, the statute includes a sliding scale that requires:

- An additional 2.5 percent density bonus for each additional increase of one percent in very low-income units above the initial five percent threshold;
- A density increase of 1.5 percent for each additional one percent increase in low-income units above the initial 10 percent threshold; and
- A one percent density increase for each one percent increase in moderate-income units (in condominiums and Planned Developments) above the initial 10 percent threshold.

These bonuses reach a maximum density bonus of 35 percent when a project provides either 11 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units. In addition to a

density bonus, developers may be eligible for one or more development concessions or incentives.

The City also has an incentive-based density bonus that allows an increase in the maximum permitted density of 15% in the R-M, R-H, or R-MH zones. Increases of up to 15% may be granted based upon the finding(s) that any proper combination of identified amenities are provided in excess of those required by the applicable land use district. This bonus provision cannot be used as an addition to the affordable housing density bonus provision.

Parking

City parking standards for residential developments are tailored to vehicle ownership patterns associated with different residential uses. While these standards may affect development costs, they are considered necessary to assure certain quality standards for multifamily housing. The Zoning Code allows for reduced parking standards for senior citizen apartments/congregate care housing; see Table H-20. The parking requirements for this housing type may be adjusted on an individual project basis, subject to a parking study based on project location and proximity to services for senior citizens including, but not limited to, medical offices, shopping areas, and bus stops.

As part of a comprehensive development code update, the City will evaluate, and modify if necessary, parking standards to ensure that they do not constrain the development of housing, specifically senior housing and multi-family housing (Program 7).

Accessory Dwelling Units

Accessory (second) dwelling units are permitted as an accessory use to single-unit dwellings, consistent with the Government Code Section 65852.2. Second dwelling units, backyard cottages, tiny houses, and accessory living quarters may be established on any lot zoned for single-family or multifamily use that contains an existing, single-family dwelling. Developments standards for accessory units are consistent with state law (Government Code Section 65852.2).

Table H-20: Parking Requirements in Residential Zones

Residential Type	Off-Street Parking Standards
Planned residential developments, including single-family dwellings and condominiums	2 covered spaces within an enclosed garage and 1 uncovered off-street guest parking space for every 5 units
Multi-Family Units:	
Studio and 1-bedroom	1.5 covered spaces and 1 uncovered guest space for every 5 units
2-bedrooms	2 covered spaces and 1 uncovered guest space for every 5 units
3-bedrooms	2.5 covered spaces and 1 uncovered guest space for every 5 units
Mixed-Use Developments	
The total number of parking spaces shall comply with the requirements of Chapter 17.48. A mixed-use project may be required to submit a parking study for review and approval by the City to allow a different requirement through a conditional use permit.	
Special Needs Housing:	
Senior Housing	1 covered space for each unit, plus 1 uncovered space for 5 units for guest parking
Senior Congregate Care	0.75 covered space for each unit
Residential Day Care	2 spaces in addition to those required for primary residence

Planning for a Variety of Housing Types

As shown in Table H-21, the Zoning Code allows for development of a variety of housing types.

Table H-21: Permitted Uses in Residential Zones

Standard	R-RD	R-L	R-M	R-MH	R-H	MU-N	MU-C
Accessory Dwelling Unit	P	P	P	P	P	A	A
Residential Care, Limited (≤6 persons)	P	P	P	P	P	P	P
Residential Care, General (> 6 persons)	X	X	C	X	C	C	C
Residential Care, Senior*	X	X	C	X	C	C	C
Elderly/Long -Term Care	X	X	X	C	C	C	C
Emergency Shelter	X	X	C	X	C	X	X
Manufactured Housing	P	P	P	P	P	X	X
Mobile Home Parks	X	X	C	C	C	X	X
Multi-Family Dwellings	X	X	P	X	P	P	P
Planned Residential Development	X	C	C	X	X	C	C
Single Family Dwellings	P	P	P	P	P	X	X
Supportive/ Transitional Housing**	P	P	P	P	P	P	P
Single Room Occupancy (SRO)	X	X	X	X	C	X	C

Source: City of Desert Hot Springs, Zoning Code 17.08.020, 2020

Notes:

P = Permitted by Right; A = Accessory Use; C = Conditional Use Permit; X = Not Permitted.

* Residential Care, Senior excludes facilities with 6 or fewer persons (see Residential Care, Limited)

** Transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district..

Mixed-Use

As part of a comprehensive update to the General Plan, the City adopted two new mixed-use designations to encourage infill development at the City's core that is compact and walkable, offers a mix of uses, and creates a sense of place. Concurrent with adoption of the General Plan, the City adopted zoning amendments to ensure general plan/zoning code consistency. The amendments include a revised permitted uses table and development standards that include the new mixed-use zones. The City will ensure that the Mixed-Use development standards will not constrain the potential for developing housing and that zoning standards for the sites ensure continued adequate capacity to meet the City's RHNA obligation (Program 8).

Manufactured Housing

State law requires local governments to permit manufactured or mobile homes meeting federal safety and construction standards on a permanent foundation in all single-family residential zones (Government Code Section 65852.3). Consistent with state law, manufactured/factory-built house is considered to be a single-family detached dwelling unit and is treated as such.

Residential Care Facilities

Under California law, licensed facilities serving six persons or fewer receive special land use protection. California requires that many types of licensed facilities serving six persons or fewer be treated for zoning purposes like single-family homes. Except in extraordinary cases in which even a single-family home requires a conditional use permit, these laws bar conditional use permits for facilities that serve six or fewer persons. In Desert Hot Springs, Residential Care Limited Facilities (serving six or fewer persons) are allowed by right in all zones that allow residential uses subject to the same development standards and permit processing standards as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. Residential Care General Facilities (serving seven or more persons) are conditionally allowed in the R-M Residential-Medium and R-H Residential-High zones.

Emergency/Supportive/Transitional Housing

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy for six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay, or as may be amended via Health and Safety Code section 50801. Emergency shelters are permitted by right in the R-H Residential-High zone and permitted with a conditional use permit in the R-M-Residential Medium zone. There are 270 acres of land designated for R-H in Desert Hot Springs. Excluding sites used in the RHNA sites inventory, there are still 112 acres of R-H designated land, 95 acres of which is vacant. These properties are located in the eastern part of the City, in and near the most developed areas of Desert Hot Springs. The properties are also located on or within 1/3 mile of the City's main streets and highways (Pierson Blvd. and Palm Dr.) ensuring access to transit and available services. The availability of land can easily accommodate shelters for the 58 unsheltered homeless persons identified in the City during the 2018 Point-In-Time Homeless Count.

State law (AB 2634 and SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing. Under Housing Element law, transitional housing means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time no less than six months from the beginning of the assistance (California Government Code Section 65582[h]). Supportive housing means housing with no limit on length of stay that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Accordingly, State law establishes transitional and supportive housing as a residential use. Therefore, local governments cannot treat it differently from other similar types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The Desert Hot Springs Zoning Code specifies that transitional and supportive housing constitute a residential use and are subject

only to those restrictions that apply to other residential uses of the same type in the same district. (City of Desert Hot Springs, Zoning Code 17.04.050). As part of the zoning code update a revised permitted uses table was adopted that clearly indicates that transitional and supportive housing constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same district.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within a half-mile of a public transit stop. AB 2162 also require local entities to streamline the approval of housing projects containing a minimum amount of Supportive Housing by providing a ministerial approval process, removing the requirement for CEQA analysis and removing the requirement for Conditional Use Authorization or other similar discretionary entitlements. As part of the zoning code update to achieve General Plan consistency, revisions to the zoning code will ensure that the City meets the requirements of AB 2162.

Single Room Occupancies

Single room occupancies are allowed in the R-H Residential-High and MU-C Mixed Use Corridor zones and are treated as a multi-family use.

Farmworker/Employee Housing

As stated previously, 2012-2016 Census data identified only 140 Desert Hot Springs residents working in the “agriculture, forestry, fishing and hunting” industry. The City’s Zoning Code does not have an Agricultural Zone but does conditionally allow “agricultural uses” in the R-RD (Residential Rural Desert), R-L (Residential Low) and R-M (Residential-Medium) zones.

Since agricultural employment continues to be a very small economic activity in the City (there is no farmland in the City), there is no farm worker housing in Desert Hot Springs. It is anticipated that the housing needs of farm workers will be accommodated as part of meeting the needs of lower income households. The City complies with the State Employee Housing Act (Section

17000 of the Health and Safety Code) and will allow employee/farmworker housing in zones allowing agricultural uses. In accordance with Health and Safety Code Section 17021.5 and 17021.6, employee housing occupied by six or fewer employees in a single-family structure are treated the same as any other single-family dwelling in the same zone.

Housing for Persons with Disabilities

Residential Care Limited Facilities (serving six or fewer clients) are allowed by right in all zones that allow residential uses subject to the same development standards and permit processing standards as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. The City has no distancing requirements for group homes for persons with disabilities. Residential Care General Facilities (serving seven or more persons) are conditionally allowed in the R-M Residential-Medium and R-H Residential-High zones.

The new Zoning Code includes the following definition of family: “A group of persons, whether related or unrelated, who live together in a nontransient and interactive manner, including the joint use of common areas of the premises which they occupy and sharing household activities and responsibilities such as meals, chores, and expenses.” The City’s definition does not limit the number of related persons who may live in a home but does limit the number of unrelated persons.

Building and development standards may constrain the ability of persons with disabilities to live in housing units that are suited to their needs. Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The Zoning Code allows for special provisions that meet the needs of persons with disabilities without the need for variances. The Reasonable Accommodation Ordinance is codified in Chapter 17.220 of the Zoning Code.

Development Review Process

The City reviews all applications for development to ensure that construction of projects contribute in a positive manner to the community and improve quality of life. In Desert Hot Springs, an application for a residential project containing 20 units typically requires a processing time (from filing of the initial application to final map approval) of approximately five months. However, actual processing time varies according to the size and scope of the project, as well as the time

taken by the developer to prepare the final map, improvement plans, and other project-related documents. The City complies with the Permit Streamlining Act (1977), which imposes time limits within which state and local government agencies must either approve or disapprove permits. While the City attempts to process development applications in a timely and efficient manner, some delays are outside the control of the City. Delays in processing can occur if environmental review, pursuant to California Environmental Quality Act (CEQA), requires an EIR or MND to be prepared. At times, approval from State or other agencies may also be required for certain types of projects.

Development Permit

[2020 UPDATE: as part of the comprehensive code Update, the development permit process has been removed from the permitted and conditionally permitted use table. A Development Permit can be approved by the Director and is required to ensure that new development is carried out in accordance with the zoning code, the goals and objectives of the General Plan, and any other adopted plans and guidelines. The following findings are required for approval of a Development Permit:

- A. That the proposed use is permitted within the subject land use district and complies with all of the applicable provisions of this Zoning Ordinance, including prescribed development standards and design guidelines;
- B. That the subject site is physically suitable for the type and intensity of the land use being proposed;
- C. That the proposed development would be compatible with existing and future developments within the land use district and general area;
- D. That there are adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use is not detrimental to public health and safety;
- E. That there is adequate public access and roadway capacity to serve the subject proposal;
- F. That there are no significant harmful effects upon environmental quality and natural resources;
- G. That any negative impacts of the proposed use can and shall be mitigated;

H. That the proposed use is consistent with the General Plan; and

I. That the proposed location, size, design, and operational characteristics of the planned use are not detrimental to the public interest, health, safety, convenience, or welfare of the City.

The City, as part of a future comprehensive code update, expects to update the development process to simplify, improve efficiency, and eliminate unnecessary steps. Any future changes will be compliant with all pertinent housing-related laws.

Development Fees

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law and must demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments is reasonable.

Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. For affordable housing projects, financing generally includes some form of State or federal assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth citywide.

Two types of fees are charged and are presented in Table H-22: Planning Fees and Development Impact Fees. Nearly all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived.

The fees have not been found to act as a constraint to the development of housing in Desert Hot Springs.

Table H-22: Planning Fees and Development Impact Fees

Fee Type	Fee Cost
Planning Fees	Fee Cost
Conditional Use Permit	\$3,725 (minor) \$5,275 (major)
Design Review	\$690 - \$4,025 based on level of review
Development Permit	\$5,935 (minor) \$8,140 (major) \$770 (administrative)
Environmental Fees	\$180 (environmental determination) \$4,235 (negative declaration) \$7,805 (mitigated negative declaration) \$27,000 deposit plus outside cost (EIR review)
General Plan Amendment	\$4,305 (minor) \$12,000 deposit (major)
Specific Plan	\$5,700 (0-40 acres) \$12,000 deposit (40+ acres)
Specific Plan Amendment	\$5,000 deposit
Tentative Parcel Map	\$6,180 per application
Tentative Tract Map	\$6,640 per application (1-15 lots) \$6,640 per application plus \$99 per additional lot (16-50 lots) \$10,105 per application plus \$111 per additional lot (over 51 lots)
Variance	\$2,830
Zone Change	\$4,305 (to zoning map) \$3,230 (to zoning map with a GPA) \$10,000 deposit (to zoning ordinance)
Development Impact Fees by Use	Fee Cost
Single-Family Detached Dwellings	\$9,103 per unit
Single-Family Attached Dwellings	\$10,011 per unit
Multi-Family Units	\$10,011 per unit

Source: City of Desert Hot Springs Planning Division Fee Schedule as of July 20, 2015; Development Impact Fee for the City of Desert Hot Springs, 2010.

Note: as part of the City's 2019 comprehensive code update, the development permit process has been eliminated.

Altogether, planning and impact fees for a typical single-family home (in 2019) are approximately \$17,500 per unit (in addition to a \$3.79 per square foot fee charged by the Palm Springs Unified School District). Fees for a typical multifamily project are lower on a per-unit basis at \$16,447 for a 12-unit development, or \$1,371 or unit (in addition to a \$3.79 per square foot fee charged by the Palm Springs Unified School District). (Single-family estimate based on \$208,000 valuation for a 2,045 square foot home with a garage). Multifamily prototype is a 12-unit apartment complex with approximately 1,000-square-foot units).

Site Improvements and Dedications

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. In Desert Hot Springs, site improvements vary depending on the existing condition of each project. Typically, site improvements are requested during the plan check process or as conditions of approval during the public hearing process. New subdivisions typically require a certain level of public improvements and circulation improvement for the orderly and efficient development of the community.

As stated in the Municipal Code (Section 16.04), site improvements for residential subdivisions include:

- Grading, drainage, and drainage structures necessary to proper use
- Storm drains, conduits, and channels
- Domestic water supply in compliance with the requirements of the applicable water district
- Adequate sanitary sewer facilities, either within and/or outside the subdivision, in compliance with the policies and procedures of the Department of Public Works/City Engineer and the public service purveyor
- Undergrounding of all existing and proposed utility distribution or transmission facilities
- Dedication for streets and alleys, including access rights and abutters rights, drainage, public open space, trails, scenic easements, public utility easements, and other public easements
- Street trees

- Land for local transit facilities (e.g., shelters or bus turn outs)
- Wind erosion mitigation in areas subject to wind erosion

For subdivisions of four or fewer parcels, frontage improvements may be deferred when deemed appropriate by the City Engineer. Deferral may be allowed when the City Engineer finds that construction is impractical due to physical constraints, or the surrounding neighborhood is absent similar improvements. When improvements are deferred, the subdivider enters into an agreement with the City for the installation of all frontage improvements at a future date.

There are no unusual site improvement requirements that increase the cost of housing within the City. The City maintains consistency with legal requirements that require a nexus between the impacts created by a development project and the conditions of approval that are placed on that development. Thus, although development is required to pay its way, new development is not required to subsidize improvements required by past development. In cases where oversizing of facilities is necessary to facilitate future development, reimbursement agreements or similar mechanisms are entered into to ensure that developers pay their fair shares of required improvements.

Building Codes and Enforcement

The City has adopted the 2010 Building Code with only minor amendments that do not adversely impact the cost of housing. These amendments are related to sign anchoring, roof tile attachment, residential garage insulation, and retaining wall drainage. The City's codes are considered to be the minimum necessary to protect the public health, safety and welfare. The codes, which are based on the State housing law and uniform codes, are adopted by many cities throughout Southern California and do not pose a constraint to residential development.

The City's code compliance program seeks enforcement of all Municipal Code requirements, various State and local laws, and Health and Safety regulations as they relate to conditions or activity within the City. The City's program is complaint based. The City has implemented a reporting application to make it easier to report code violations. Violation and/or complaints can be reported by phone, the City's

website, or a special app “myDesertHotSprings” available for smart phones. Complaints can be submitted anonymously. From 2014 to 2017, the City opened an average of 540 new code enforcement cases, the majority of which were for single-family residential structures. During this time frame, only one case was related to a mobile home park (exterior issue).

Code compliance officers are trained to be as helpful as possible in correcting or complying with the standards. Whenever possible, the City makes every reasonable effort to obtain voluntary compliance. In situations where a property owner does not have the resources to address violations, the City will provide assistance. For minor violations, for example related to debris removal, the City will offer available services at no charge. For major violations, code compliance officers will work with property owners to either defer billing for work completed by the City or have the property owners grant consent to be charged for the abatement costs associated with the cleanup of the property or add the cost to the property’s tax roll. The City will also reach out to property owners for community clean up days or for available resources outside of the City, such as paint and weatherproofing supplies available through service providers such as Habitat for Humanity.

Local Ordinances/Growth Control

The City has no growth control measures or urban growth limit line. The City has no local ordinances that directly impact the cost and supply of residential development such as inclusionary ordinances, short-term rental ordinances, or moratoriums on specific development types.



HOUSING RESOURCES

The resources available for the development, rehabilitation, and preservation of housing in the City are addressed here. This section provides an overview of available land resources and residential sites for future housing development and evaluates how these resources can work toward satisfying future housing needs. Government Code Section 65583(a) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. The inventory of land suitable for residential development is used to identify sites that can be developed for housing within the planning period. Government Code Section 65583(a) also requires an analysis of the relationship between zoning and public facilities and services to those sites.

Also discussed are infrastructure constraints, the financial and administrative resources available to support affordable housing, and energy conservation opportunities.

Regional Housing Needs Allocation

A core component of the Housing Element is the Regional Housing Needs Assessment, or RHNA. The RHNA, developed through a process directed by the Southern California Association of Governments (SCAG), represents the number of housing units—divided into various household income categories—that have been calculated to represent Desert Hot Springs’ “fair share” of the regional housing need during the Housing Element planning period. By law, the City is required to show in the Housing Element that adequate sites are available to accommodate construction of new housing units consistent with the RHNA.

Recognizing that development is often constrained by the market and environmental and other factors, housing law simply requires that the City do its part to facilitate housing construction by identifying “adequate sites.” Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards, with services and facilities, needed to facilitate and encourage the development of a variety of housing for all income levels. Desert Hot Springs’ RHNA for the 2014-2021 planning period has been determined by SCAG to be 4,196 housing units, including 946 units for extremely/very low-income households, 661 units for low-income households, 772 units for moderate-income households, and 1,817 units for above moderate-income households.

The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to ensure that adequate sites and zoning are made available to address anticipated housing demand during the Housing Element planning period.

This Housing Element addresses the RHNA for two planning periods:

- The RHNA for the current planning period, which spans 2014-2021
- The lower-income RHNA from the 2008-2014 planning period (referred to as the unaccommodated RHNA or rollover RHNA)

2014-2021 RHNA (Current Planning Period)

The current RHNA covers a 7.8-year planning period (January 1, 2014 to October 31, 2021) and is divided

into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Desert Hot Springs' allocation is 4,196 new housing units during the 2014-2021 planning cycle, with the units divided among the four income categories shown in Table H-23.

Table H-23: 2014-2021 Regional Housing Needs Allocation

Income Category	Units Required	Percent Total
Extremely Low (0-30 percent AMI)*	473	11%
Very Low (31-50 percent AMI)	473	11%
Low (51-80 percent AMI)	661	16%
Moderate (81-120 percent AMI)	772	18%
Above Moderate (>120 percent AMI)	1,817	43%
Total Units Needed	4,196	100%

Source: Southern California Association of Governments, 2012
AMI = Area Median Income

* Note: Pursuant to AB 2634, local jurisdictions are required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation. Therefore, the City's very low-income RHNA of 946 units is split into 2,833 extremely low-income and 2,833 very low-income units.

For the current planning period (2014-2021), the City of Desert Hot Springs did not adopt a Housing Element within 120 days of the October 15, 2013 statutory deadline. Therefore, the City is deemed to not have made adequate sites available to accommodate the 5th cycle RHNA and the lower income RHNA (very low and low) is considered a "shortfall" and subject to the "rollover" requirements of Government Code Section 65584.09. The calculation of the actual shortfall, once credits and approved projects are taken into consideration, is addressed in the subsequent section.

Progress toward the 2014-2021 RHNA

Since the RHNA uses January 1, 2014 as the baseline for growth projections for the 2014-2021 RHNA planning period, Desert Hot Springs may count toward the RHNA housing units developed, under construction, or approved since January 1, 2014, consistent with Housing Element law. From January 1, 2014 to December 31, 2018, 156 units were approved or permitted. After counting as credit, the units with approved or issued permits, the remaining RHNA need for the 2014-2021 planning period is 4,040 units. Allocation of the remaining need by income category is shown in Table H-24.

Table H-24: Credit Towards the 2014-2021 RHNA

Development Approved/Permits 2014-2018	Extremely and Very Low-Income (0-50% AMI)	Low-Income (51-80%)	Moderate-Income (81- 120% AMI)	Above Moderate-Income (121%+ AMI)	Total
Single-Family Homes*	--	--	122	--	122
CVHC Single-Family Homes**	--	34	--	--	44
Total Credits	--	34	122	--	156
2014-2021 RHNA	946	661	772	1,817	4,196
Remaining 2014-2021 RHNA	946	627	650	1,817	4,040

Source: City of Desert Hot Springs, 2018
Notes: CVHC: Coachella Valley Housing Coalition

*Affordability for single-family units that do not have affordability restrictions in place is based on market rents and home sales prices in Desert Hot Springs that are within the affordability range of moderate-income households.
**Affordability is based on a declaration of restrictions recorded on the property.

Previous (2008-2014) RHNA Obligation

The City adopted a Housing Element for the 2008-2014 Housing Element planning period that did not accommodate the entire lower-income RHNA. Actions to address the shortfall of sites and ensure adequate sites to accommodate the RHNA were not completed. As such, Government Code Section 65584.09 requires that the unaccommodated lower-income RHNA from 2008-2014 roll over to the current planning period and must be addressed in addition to the current RHNA.

The City's 2008 Housing Element identified a lower-income RHNA of 3,730 housing units. The adopted and certified Housing Element identified sites to accommodate 467 lower-income housing units and identified a shortfall of sites for the remaining lower-income RHNA (3,263 unit). To address the shortfall, the City, as part of an adequate sites program in the Element, committed to designating approximately 165 acres at a minimum density of 20 dwelling units per acre to accommodate the balance of the City's share of the regional housing need for extremely low- very low- and low-income households. These actions were not completed. Per Government Code Section 65584.09, the unaccommodated lower-income RHNA from 2008-2014 (3,263) rolls over to the current planning period and must be addressed in addition to the current RHNA.

Progress toward the 2008-2014 RHNA

The 2008-2014 RHNA used January 1, 2006 as the baseline date. As a result, housing units constructed, permitted, or entitled from this baseline date through 2013 (prior to the start of the 2014 planning period) can be credited toward the RHNA for the 2008-2014 planning period. Based on City records, from 2006 to 2013, 183 lower-income units have been developed (Table H-25). With credit for the 183 units developed, the remaining unaccommodated RHNA (2008) is 3,080 very low- and low-income units.

Total (2008-2014 and 2014-2021) RHNA Obligation

The rollover RHNA from the previous planning period (2008-2014) combined with the current remaining RHNA (2014-2021) yields a total RHNA of 7,120 units that must be accommodated in this 2014-2021 Housing Element. These units are shown on Table H-26 and distributed as follows: 2,797 extremely low/very low-

income units, 1,856 low-income units, 650 moderate-income units, and 1,817 above moderate-income units.

Approved Projects

Approved residential development projects credited toward the 2014-2021 RHNA are located within six specific plan areas. As these specific plan areas have approved development plans and the developers and/or property owners for the specific plans have not included affordable units in the approved proposal and housing costs are not yet known, single-family units in specific plan areas are credited against the moderate-income RHNA and multi-family units are credited against the lower-income RHNA (based on market rate housing costs). The median home sale price in the City (\$201,000 in April 2018) is affordable to moderate-income households. Also, the median rental price for a multi-family unit in Desert Hot Springs (\$898 in June 2018) is well within the affordability level for low-income households. All but one of the specific plans is vacant. For the Skyborne Specific Plan, only remaining residential capacity is used. For the Rancho Royale Specific Plan, only capacity in the Highland Falls area of the specific plan is included. The Mission Trails area of the Rancho Royale Specific Plan is subject to the settlement agreements that requires withdrawal of existing and submittal of new tentative tract maps. None of the parcels affected by the settlement (located in the Mission Trails area) are used in the sites inventory or credited toward RHNA for any income category in either the 4th or 5th cycle calculations.

Table H-27: Approved Projects has been updated to reflect changes to the Tuscan Hills Specific Plan which was amended in 2019 to allow a total of 1,878 units in a range of densities. The Medium Residential designation (15 du/ac) in the Specific Plan is intended for the development of a range of housing options such as townhomes, condominiums, and senior housing. In fact, the updated Plan allows for almost twice as many units in this category as the previous iteration. The density for this designation is appropriate for development of lower income housing as developments in the City of Desert Hot Springs have demonstrated that affordable housing can be constructed at substantially less than the densities normally associated with affordable housing due to the ample supply of vacant land priced at levels significantly lower than what is found in the region. Because the Medium residential designation (15 du/ac)

in the Specific Plan allows for a variety of housing types, only half of the assumed capacity in the designation will be assumed as multi-family units.

While the Two Bunch Palms Specific Plan development agreement does not include a description of affordability requirements for the 621 single-family units in the Plan area, these units are credited against the moderate income RHNA. Median home sales prices in DHS are in the low \$200,000s (Zillow estimates \$223,000 in Jan 2020). Higher sales prices may occur for units in spa-adjacent locations. Nonetheless, even at sales prices a higher than other parts of the City (for example a 4-bedroom unit at \$300,000) the homes would be considered affordable to moderate income families according to the HCD's Annual Progress Report Housing Affordability Calculator.

Combined, these projects can accommodate 8,562 units (Table H-27) and address the low, moderate, and above moderate income RHNA for 2014-2021. As shown on Table 4-5, the remaining RHNA to be addressed for the 2014-2021 planning period is 946 units in the extremely/very low-income category. A detailed list of parcels for the approved projects are listed in Appendix H-B

The 3,080 units for the rollover RHNA from the previous planning period (2008-2014) combined with the remaining RHNA (2014-2021) after credits and approved projects are subtracted yields a total RHNA of 4,026 units that must be accommodated in this 2014-2021 Housing Element (Table H-27).

Table H-25: Credit Towards the 2008-2014 RHNA

Development Approved/Permits 2006-2013	Extremely and Very Low-Income (0-50% AMI)	Low- Income (51-80%)	Moderate-Income (81- 120% AMI)	Above Moderate-Income (121%+ AMI)	Total
Willow Crest Townhome Apartments* (2007)	--	51	--	--	51
Hacienda Hills Apartments** (2010)	--	60	--	--	60
Brisas de Paz CVHC** (2011)	--	62	--	--	62
CVHC Single-Family Homes** (2013)	--	10	--	--	10
Total Credits	--	183	--	--	183
2008-2014 Rollover RHNA	1,851	1,412	--	--	3,263
Remaining 2008-2014 Rollover RHNA	1,851	1,229	--	--	3,080

Source: City of Desert Hot Springs, 2018

Notes: CVHC: Coachella Valley Housing Coalition

*Affordability for multi-family rental development that do not have affordability restrictions in place are assumed to be within the affordability range of low-income families based on affordability calculations in Table 2-16 and market rents in Desert Hot Springs.

**Affordability is based on a declaration of restrictions recorded on the property.

Table H-26: 2008-2014 and 2014-2021 RHNA Summary

RHNA	Extremely and Very Low-Income (0-50% AMI)	Low- Income (51-80%)	Moderate-Income (81- 120% AMI)	Above Moderate-Income (121%+ AMI)	Total
2008-2014 Rollover RHNA	1,851	1,412	--	--	3,263
2014-2021 RHNA	946	661	772	1,817	4,196
RHNA Credits					
Towards 2008-2014 Rollover RHNA	--	183	--	--	183
Towards 2014-2021 RHNA	--	34	122	--	156
Remaining RHNA					
2008-2014 RHNA Rollover	1,851	1,229	--	--	3,080
2014-2021 RHNA	946	627	650	1,817	4,040
Total Remaining RHNA	2,797	1,856	650	1,817	7,120

Table H-27: Approved Projects and Total RHNA Remaining

Project Name	Extremely and Very Low-Income (0-50% AMI)	Low- Income (51-80%) ¹	Moderate-Income (81- 120% AMI) ¹	Above Moderate-Income (121%+ AMI)	Total
Aventura Palms	--	--	115	--	115
Rancho Royale Specific Plan ³	--	1,342	2,145	--	3,487
Skyborne Specific Plan	--	--	1,962	--	1,962
Sunset Ridge Specific Plan	--	--	499	--	499
Tuscan Hills Specific Plan ⁴	--	542	1,326	10	1,878
Two Bunch Palms Specific Plan	--	--	621	--	621
Total	--	1,884	6,668	10	8,562
Remaining 2014-2021 RHNA	946	627	650	1,817	4,040
Remaining 2014-2021 RHNA minus Approved Projects units	946	--	--	--	946
2008-2014 RHNA Rollover	1,851	1,229	--	--	3,080
Total Remaining RHNA	2,797	1,229	--	--	4,026

Notes:

1. Single-family units are allocated as affordable to moderate-income households and multi-family units allocated as affordable to low-income households based on market rate affordability.
2. In place of calculating a realistic capacity based on acreage and density allowed, the sites inventory includes only the number of approved units remaining to be developed.
3. Reflects approved (approvals and environmental documentation) capacity in the Highland Falls sub-area of the Rancho Royale Specific Plan for 3,487 housing units (2,145 single family units and 1,342 multi-family units). The Mission Trails area of the Rancho Royale Specific Plan is subject to a settlement agreement and as such potential capacity in this area of the specific plan is not included. None of the parcels affected by the settlement (located in the Mission Trails area) are used in the sites inventory or credited toward RHNA for any income category in either the 4th or 5th cycle calculations.
4. Tuscan Hills Specific Plan, September 2019

Unaccommodated Sites (RHNA Shortfall)

During adoption of the Initial 5th Cycle Housing Element, the City of Desert Hot Springs was in the final stages of a comprehensive General Plan update and corresponding zoning code update. The new General Plan, expected to be adopted in [insert adoption date], would create expanded opportunities for residential developments at higher densities and in a mixed-use context and densities up to 30 du/ac, compared to 14 du/ac in the current plan.

Due to the timing of the initial 5th Cycle Housing Element adoption and the completion of the General Plan update, the new land use policy that would allow higher densities and mixed use were not in place. As such, the sites identified in the sites inventory were not currently available at the identified densities. Given these factors, the remaining RHNA to be addressed for

the 2014-2021 planning period (946 units in the extremely/very low income category) was considered to be unaccommodated and subject to the requirements of AB 1233 (Government Code Section 65584.09), which requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA. The same regulations apply to the remaining RHNA for the 2008-2014 RHNA.

The new General Plan was adopted on [insert adoption date] along with corresponding zoning updates.

Rollover RHNA Site Requirements

Housing Element law (Government Code 65583.2[h]) requires that the City accommodate all of the lower-income, unaccommodated RHNA on sites that are:

1. Zoned to permit owner-occupied and rental multifamily residential use by right for developments in which at least 20 percent of the units are affordable to lower-income households during the planning period
2. Permit at least 16 units per site at a density of at least 20 units per acre
3. At least half of the very low- and low-income housing need must be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted, except that a city or county may accommodate all of the very low- and low-income housing need on sites designated for mixed-uses if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.

Residential Land Inventory

The City's total unaccommodated RHNA that is subject to rollover requirements is 946 extremely/very low-income units for the 2014-2021 RHNA and 1,851 extremely/very low income and 1,229 low income units for 2008-2014 RHNA. This section identifies sites that will be made available through the new General Plan update and corresponding zoning update.

Land Inventory Considerations

Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. To calculate realistic capacity on identified sites, the City took a conservative approach based on maximum densities allowed less a percent of maximum density for any site development requirements. In the R-M: Residential Medium designation a 40% reduction in maximum density is used. In the R-H: Residential High and MU-C: Mixed-Use Corridor designations a 20% reduction in maximum density is used. The realistic capacity calculation is further adjusted down on sites where development of right-of-way or habitat preservation is required (indicated in the sites inventory table with "gross"). In these areas, residential development is allowed and expected but must account for development requirements that would lower the acreage available for development. In addition to accounting for land use controls and site improvements, the realistic capacity calculation for mixed-use developments assumes that 50% of the land will be developed with non-residential uses.

Overall, the use of realistic densities in this sites inventory provides a very realistic, and perhaps somewhat conservative, approach, as many developments in Desert Hot Springs can achieve much

Table H-28: Sample History of Affordable Housing Development Densities

Name	Affordable Units	Total Units	Acres	Max Allowable Densities*	Actual Residential Density (du/ac)	Affordability Level
Arroyo De Paz (I&II) Apartments (2004)	93	94	9.55	14 du/ac	10	Very Low/Low
Casa Del Sol Apartments (1987)	156	156	6.36	14 du/ac	25	Very Low/Low
Brisas de Paz (2012)	61	62	4.87	8 du/ac	13	Very Low/Low
Hacienda Hills (2010)	59	60	4.52	14 du/ac	13	Very Low/Low
Verbenia Crossing Apartments (1991)	94	96	5.09	14 du/ac	19	Very Low/Low
Linda Vista Senior Apartments (unknown)	47	48	1.01	varies	48	Very Low/Low
Desert Horizon Apartments (1980)	43	44	2.85	14 du/ac	15	Very Low/Low
Highland Sunset Village (1970)	16	32	2.74	8 du/ac	12	Very Low/Low

Notes:

Includes only development with affordability restrictions, not market-rate affordability.

*Indicates maximum allowable density prior to adoption of the 2019 General Plan

higher densities through development at the maximum density range, and even more density through the City's density bonus programs. Table H-28 indicates that higher density (and affordable) developments have achieved densities near the maximum or exceeding the maximum densities allowed. The realistic capacity calculations used in this Housing Element are also consistent with General Plan build out estimates and environmental review documents.

Densities Appropriate for Accommodating Lower Income Housing

2014-2021 RHNA

The capacity of sites that allow development densities of at least 30 units/acre can be used to address the lower-income 5th cycle RHNA, pursuant to State law. The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units/acre for the City), State HCD is obligated to accept sites with those density standards (30 units/acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households.

2008-2014 RHNA

For the 4th cycle RHNA, the default density for Desert Hot Springs considered appropriate to accommodate housing for lower-income households pursuant to Government Code Section 65583.2(c)(3)(B) was 20 units/acre. Nonetheless, a shortfall of sites has been identified and will be accommodated by a rezoning program pursuant to Program 1: Adequate Sites in the Housing Plan.

Affordability Densities for Desert Hot Springs

Additionally, developments in the City of Desert Hot Springs have demonstrated that affordable housing can be constructed at substantially less than the densities normally associated with affordable housing due to the ample supply of vacant land priced at levels significantly lower than what is found in the region. As a result, housing costs in the City have generally remained lower than in other areas of the region and State.

A significant number of affordable housing developments in the City have been constructed at densities lower than the 30 units per acre density standard set by the State. Specifically, affordable

housing units (affordable to very low to low-income households) have been developed most commonly in the zones with maximum densities ranging from 8 to 14 units per acre. Table H-29 presents a sample history of affordable developments in the City. Densities in the developments presented ranged from 10 units per acre at the 94-unit Arroyo de Paz Apartments to 48 units per acre at 48-unit Linda Vista Senior Apartments. All of the developments listed have achieved densities near the maximum or exceeding the maximum densities allowed. Furthermore, the 2019 General Plan has doubled the maximum densities possible for multi-family developments (up to 30 du/ac, compared to 14 du/ac in the prior plan) not only in residential areas but in new, mixed-use areas. When comparing the 2000 General Plan to the 2019 General Plan, an additional 263 acres would permit residential development (in higher density residential and mixed-use designations).

The City's strong history of affordable housing development listed in Table H-29 and the new opportunities for higher densities established by the 2019 General Plan update demonstrates that affordable housing developments are and will continue to be achieved in lower density areas. Based on this record, sites identified in zones allowing up to 20 units per acre in the R-M Residential-Medium designation is considered appropriate to accommodate housing affordable to lower-income households. While none of the sites for the 2014 RHNA identified to be rezoned fall under this land use designation, in the future sites under this designation may be used to address alternative sites/no net loss requirements. Table H-30 summarizes the land use designation and their corresponding affordability for the 5th cycle RHNA.

Suitability of Small and Large Sites

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the sites inventory presented in this section is limited to parcels between one-half acres to 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower income housing need.

Table H-29: 5th Cycle RHNA Affordability Levels and Land Use Designations

General Plan Designations	RHNA Income Categories			
	Very Low	Low	Moderate	Above Moderate
R-M: Residential Medium (20 du/ac)	▣	▣		
R-H: Residential High (30 du/ac)	▣	▣		
MU-C: Mixed-Use Corridor (30 du/ac)	▣	▣		
Specific Plan (Multi-family units)		▣	▣	
Specific Plan (Single-family units)			▣	▣

Re-use of Vacant and Non-Vacant Sites

New Housing Element law (Assembly Bill 1397) also places limitations on continuing identification of non-vacant sites and certain vacant sites that have not been approved for housing development. The vacant sites included in this inventory have not been included in two or more consecutive planning periods. The inventory does not include sites with existing uses.

Residential Land Inventory (2014-2021 and 2008-2014 Unaccommodated RHNA)

Because adequate sites were not available to accommodate the 2008-2014 RHNA and 946 very low-income units for the 2014-2021 RHNA, AB 1233 (Government Code Section 65584.09) requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA from the previous planning period. This section of the Housing Resources identifies sites that will be rezoned to accommodate the City's shortfall for the 2014 and 2008 RHNA planning periods. Once zoning is put in place, there are no identified constraints on these sites that would prevent development or reuse during this Housing Element period. Realistic capacity takes into account any type of development constraints such as required habitat preservation or other developmental constraints. The sites included in the sites inventory consist of solely vacant sites.

The unaccommodated RHNA sites inventory included in this Housing Element has identified a total capacity for 4,371 units (exceeding the required total rollover).

2014-2021 Unaccommodated RHNA

To address the shortfall of 946 units in the extremely/very low income RHNA category, the City

has identified 14 sites that will be rezoned to the R-H Residential High (30 du/ac) and MU-C Mixed-Use Corridor (30 du/ac) designations. These sites have a realistic capacity of 1,013 units at densities appropriate to accommodate affordable housing. All sites are between one-half and 10 acres and can accommodate at least 16 units. Mixed-use sites make up less than half of the rollover for the 2014-2021 RHNA. The sites are summarized in Table 4-8 and shown on Figure H-1. A detailed sites inventory table, consistent with State law requirements, is presented in Appendix H-A.

Once zoning is put in place, the City has the ability to adequately accommodate and exceed the unaccommodated 2014-2021 RHNA. Table H-30 summarizes the RHNA status.

(4-year update note: the new Desert Hot Springs General Plan was adopted on insert adoption date along with corresponding zoning updates.)

2008-2014 Unaccommodated RHNA

To address the shortfall of 3,080 units in the extremely/very low and low income RHNA categories the City has identified 58 sites that will be rezoned to the R-M Residential Medium (20 du/ac), R-H Residential High (30 du/ac), and MU-C Mixed-Use Corridor (30 du/ac) designations. These sites have a realistic capacity of 3,358 units at densities appropriate to accommodate affordable housing. All sites are between one-half and 10 acres and can accommodate at least 16 units. Mixed-use sites make up less than half of the rollover for the 2008-2014 RHNA. The sites are summarized in Table H-29 and shown on Figure H-1. A detailed sites inventory table, consistent with State law requirements, is presented in Appendix H-A.

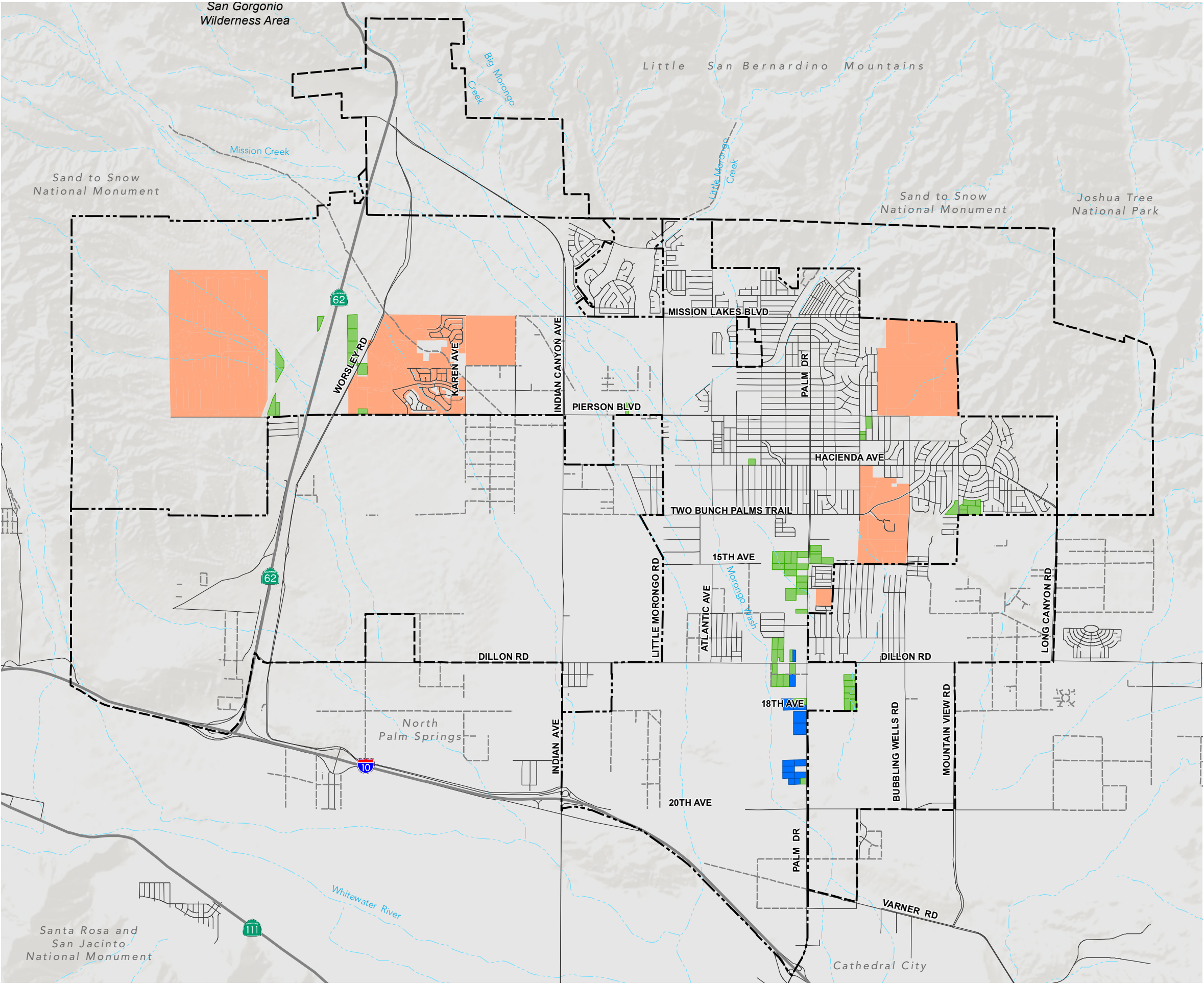
Once zoning is put in place, the City has the ability to adequately accommodate and exceed unaccommodated 2008-2014 RHNA. Table H-30 summarizes the RHNA status.

(4-year update note: the new Desert Hot Springs General Plan was adopted on insert adoption date along with corresponding zoning amendments/updates.)

Table H-30: Comparison of Sites Inventory and RHNA Status

Site Type/ Land Use Designation	Capacity By Affordability Level				Total
	Very Low	Low	Moderate	Above Moderate	
2014-2021 Unaccommodated RHNA	946	--	--	--	946
2014-2021 Sites to Be Rezoned	1,013	--	--	--	1,013
Surplus/Shortfall (+/-)	+67	--	--	--	+67
2008-2014 Unaccommodated RHNA	1,851	1,229	--	--	3,080
2008-2014 Sites to Be Rezoned	3,358		--	--	1,013
Surplus/Shortfall (+/-)	+278		--	--	+278

Figure H-1:
Residential Sites Inventory



Housing Element Sites Inventory

2014-2021 RHNA

- Vacant Sites to be Rezoned
- Approved Projects (Specific Plans)

2008-2014 RHNA

- Vacant Sites to be Rezoned

Base Map Features

- Highway
- Major Road
- Minor Road
- Water Courses

Source: City of Desert Hot Springs and Riverside County.
Date: October 2019.



No Net Loss Provision

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the housing element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project.

Environmental Constraints

The sites inventory analysis responds to land use designations and densities established in the General Plan Land Use Element. Thus, any large-scale environmental constraints that would lower the potential yield (e.g., habitat conservation, flooding or steep slopes) have already been accounted for in the General Plan Land Use Map and policies and the Program Environmental Impact Report. Parts of the City lie within the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP), which identifies the most valuable resource protection areas in and around the City and establishes a permanent habitat reserve and perpetual land management program while accommodating adjacent urban development and recreational uses. To account for any type of conservation activity, any parcel in the sites inventory that is within the CVMSHCP area has a reduced capacity. Any additional constraints that would occur on a more detailed site review basis would be addressed as part of the individual project review process. The City’s capacity to meet its regional share and individual income categories are not constrained by any environmental conditions.

Infrastructure Constraints

Realistic site development potential indicated in the sites inventory is consistent with the development capacity reported in the General Plan Mobility and Infrastructure Element. Full urban-level services are available within urbanized areas of the City. Specifically, water and sewer service are available or are programmed to be made available for all the sites included in the inventory, indicating the capacity to accommodate the City’s total share of the RHNA.

Water services are provided to most of the planning area by the Mission Springs Water District (MSWD). The MSWD Water Master Plan identifies a variety of improvements to be implemented over the next 15 years. This includes improvements to over 169,000 linear feet of distribution pipelines, seven booster stations, storage tanks capacity of 34.5 million gallons, and 29,000 gallons per minute of supply. The MSWD 2015 Urban Water Management Plan (UWMP) concludes that adequate water supply will be available through 2030 under normal, single dry, and multiple dry rainfall conditions.

MSWD estimates adequate availability of future water supply for lower-income households (based on the 2014 RHNA). Assuming all 1,646 lower-income housing units are built by 2021 and based on the current people per dwelling unit factor for the City and per-capita residential water usage, the water demand increase for these 1,646 lower-income housing units is estimated at 1,055 acre feet/year, which is included in the estimated demand increase between 2015 and 2025 of 3,413 acre feet/year.

The MSWD and Coachella Valley Water District also provide sewer service in the City. Desert Hot Springs properties historically have been served by individual septic systems. Recent figures estimated 55 percent of households are currently served by septic systems. Two assessment districts (AD11 and AD12) fund the construction of wastewater collection and treatment facilities to abate the threat septic systems pose to the area’s groundwater and to support suburban type development.

MSWD has an ongoing program to connect existing residences currently on septic systems to sewer collectors that have been constructed or are in the process of being constructed. Since 2005, 3,520 parcels in the service area have been converted from septic to

sewer service for a total of 7,700 parcels. The Horton Wastewater Treatment Plant (Horton WWTP), located on Verbena Drive about one-half south of Two Bunch Palms Trail, has a capacity of 2.3 million gallons per day. The Desert Crest Wastewater Treatment Plant, located about one-half mile southeast of the intersection of Dillon Road and Long Canyon Road, has a capacity of 0.18 million gallons/day and serves a country club development and mobile home park. Over the long-term, sewer and treatment expansion is guided by the Wastewater System Comprehensive Master Plan. Current wastewater facilities are not adequate to serve the anticipated growth in the City. To provide for the type and scale of development planned in the City, substantial expansion of wastewater facilities will be necessary. General Plan policies emphasize coordination with service providers to ensure that regional collection and treatment facilities have sufficient capacity to meet future wastewater treatment needs.

Dry Utilities

Electricity services are provided by Southern California Edison. Southern California Edison has two transmission substations within the Desert Hot Springs and its sphere-of-influence. Electric power is primarily generated outside the Coachella Valley; however, Southern California Edison purchases wind-generated power from local producers. The City is served by the Devers Substation, north of Dillon Road in the southwestern portion of the City's sphere, and the Coffee Substation, located on Camino Aventura west of Palm Drive, just south of city limits.

Additional dry utilities include natural gas (Southern California Gas Company), telecommunications facilities (Frontier Communications), cable service (Charter Communications), and solid waste (Desert Valley Disposal). All sites in the land use inventory have access to full utilities. The majority of sites are located adjacent to developed areas and/or major roadways. For capacity in specific plan areas, adopted specific plans address infrastructure provision.

General Plan policies emphasize the provision of adequate funding, service levels, equitable planning, and maintenance of utility services and physical infrastructures.

Financial Resources

In light of the elimination of redevelopment agencies in the State of California, the City has limited access to funding sources for affordable housing activities. This section describes two housing funding sources currently used in the City.

- **Housing Choice Voucher:** The Housing Choice Voucher (formerly known as Section 8) program, administered by the Housing Authority of the County of Riverside, extends rental subsidies to very low-income and special needs households that spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is issued to recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in the area, provided the tenants pay the extra rent increment. As of July 2018, the Housing Authority provided Housing Choice Voucher rental assistance to 355 households in the City.
- **Department of Housing and Urban Development (HUD) Grants:** In the Riverside County Community Planning and Development Programs Proposed 2019-2020 One-Year Action Plan, the City was awarded just under \$32,000 of federal funding for the Community Development Block Grant (CDBG) program. Funds were directed at permanent supportive housing (Jewish Family Services), food assistance (Family Services of the Desert), and substance abuse and recovery (Soroptimist House of Hope).

Administrative Resources

Agencies with administrative capacity to implement programs in the Housing Element include the City, other public agencies, and local and national non-profit private developers.

- The Community Development Department is the lead department implementing a number of the programs outlined in this Housing Element. The Planning Division implements the Desert Hot Springs Municipal Code and the City's General Plan. This ensures that new development is attractive, compatible with its surroundings, and meets the City's standards for development. The Building Division issues building permits and performs plan checks. The Building Division also performs inspections on all building construction, additions, and alterations to assure compliance with the current building codes, Riverside County ordinances, and State and federal laws.
- The Code Compliance and Enforcement Department enforces the Municipal Code and ordinances, various State and local laws, and health and safety regulations as they relate to conditions or activity within the City. The Department plays an important part in maintaining the appearance, functioning, and property values of the City's neighborhoods.
- The City also works closely with other private and non-profit developers to expand affordable housing opportunities in Desert Hot Springs.

Energy Conservation Opportunities

Temperatures in Desert Hot Springs regularly exceed 100 degrees and occasionally exceed 120 degrees in the summer months, and sometimes drop below freezing during nighttime in the winter. These extremes in temperature contribute to substantially different utility bills than are typical for most Southern California households. Based on the California Department of Energy, for the Desert Hot Springs climate zone, the average household uses an average of 7,068 kilowatt-hours of electricity per year. Electricity services are provided by Southern California Edison. Southern California Edison offers residential users various rebate programs for the installation of newer, more energy-efficient equipment. Some of these rebates include refunds for qualified refrigerator, freezer, and water heater replacements; installation of qualified room air conditioners; and pool pumps or motors. The City has also participated in promoting wind energy and experimental small-scale solar energy plants, such as the 2.9-megawatt Desert Hot Springs Solar Project by Borrego Solar, which tracks the sun to produce more efficient energy. The City also cooperates in regional efforts to reduce energy, such as being an active member in the Coachella Valley Association of Governments Energy & Environmental Resources Committee.

Through General Plan policies and programs, the City is addressing construction efficiency by undertaking a phased approach to green building practices. Sustainable (green) building practices use natural resources in more efficient and ecological manner than traditional buildings. Sustainable building practices include designing, constructing, and operating buildings and landscapes to incorporate energy efficiency, water conservation, waste minimization, pollution prevention, resource-efficient materials, and high standards of indoor environmental quality in all phases of a building's life. Programs will focus on educating residents and businesses regarding the environmental and financial incentives of sustainable design. A recognition program will serve as a tool to publicize outstanding examples of sustainable buildings and clarify misconceptions about the look and cost of sustainable building and design.



INITIAL 2014-2021 PROGRAM ACCOMPLISHMENTS

This Section presents an evaluation of the programs in the previous Housing Element (Initial 5th Cycle 2014-2021) and used as a foundation for 4-Year Update 2014-2021 Housing Element Plan.

State law (California Government Code Section 65588[a]) requires each jurisdiction to review its housing element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal;
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and

- The progress in implementation of the Housing Element.

This evaluation provides information on the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Desert Hot Springs. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives.

Listed in Table H-31 is each Initial 5th Cycle 2014-2021 Housing Element Program, corresponding accomplishment, and evaluation of continued appropriateness.

Table H-31: Program Performance (2008-2014 Housing Element)

2008 Housing Element Program	Program Performance and Continued Appropriateness
<p>Program 1 – Adequate Sites</p> <p>To accommodate the lower-income RHNA shortfall of 4,026 units (for the 2008-2014 and 2014-2021 RHNA planning periods), the City will rezone 279 acres of sites within the R-M: Residential Medium, R-H: Residential High, and MU-C: Mixed-Use Corridor designations (as shown on Table 4-8). Consistent with the requirements of Government Code 65583.2(h) and (i), the sites rezoned will allow owner-occupied and rental multifamily residential uses by right for developments in which at least 20 percent of the units are affordable to lower-income households. The sites will have capacity for at least 16 units per site at a density of at least 20 units per acre and at least half of the very low- and low-income housing need will be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted.</p>	<p>The new Desert Hot Springs General Plan was adopted on [insert adoption date] along with corresponding zoning updates. The update established development standards for mixed use designations and updated the City's permitted uses table in the residential and mixed use designation.</p> <p>As new General Plan and corresponding zoning amendments are adopted, the City is able to adequately accommodate, and exceed, the City's RHNA shortfalls for both the 2014-2021 and 2008-2014 planning period. The program has been implemented but will remain in the Housing Element.</p>
<p>Program 2 – No Net Loss</p> <p>The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and both (2008-2014 and 2014-2021) Housing Element Sites Inventories and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level.</p>	<p>Implementation of Program 2 is ongoing. The program will remain in the Housing Element.</p>
<p>Program 3 – Housing Choice Voucher Program</p> <p>The City will continue to work closely with the Housing Authority of the County of Riverside to administer the Housing Choice Vouchers Program; support the County Housing Authority's applications for additional allocations; and assist the Housing Authority in marketing the program to home seekers and property owners.</p>	<p>Implementation of Program 3 is ongoing. As of July 2018, the Housing Authority provided Housing Choice Voucher rental assistance to 355 households in Desert Hot Springs. The program will remain in the Housing Element.</p>

<p>Program 4 – Density Bonus</p> <p>The City will encourage use of the State Affordable Housing Density Bonus and the Incentive-Based Density Bonus provisions through technical assistance and information dissemination.</p>	<p>Implementation of Program 4 is ongoing. The program will remain in the Housing Element.</p>
<p>Program 5 – Homebuyer Assistance Program</p> <p>City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs including the First-Time Homebuyer Program (up to 20% of the purchase price), Mortgage Credit Certificate Program (reduced federal income tax liability) and the Neighborhood Stabilization Program (silent second mortgage purchase price assistance). Based on recent program activity trends, the City’s objective is assistance for four lower income households annually during the planning period. The City will also conduct targeted marketing to eligible homebuyers as part of the program.</p>	<p>Implementation of Program 5 is ongoing. The program will remain in the Housing Element.</p>
<p>Program 6 – Affordable Housing Incentives</p> <p>The City will encourage and support the development of rental projects that meet the needs of lower-income renters, extremely low-income households, seniors, and persons with disabilities, including developmental disabilities.</p>	<p>Implementation of Program 6 is ongoing. The program will remain in the Housing Element.</p>
<p>Program 7 – Zoning Ordinance Update</p> <p>The City will undertake an update of the City’s zoning ordinance to achieve consistency with the General Plan, encourage affordable and special needs housing, and conform to state law. Action will include amending the Zoning Ordinance to:</p> <ul style="list-style-type: none"> ▪ Prepare a standalone Zoning Map. ▪ Achieve consistency with the 2019 General Plan. ▪ Adopt new permitted uses table for all zones allowing residential uses. The tables will clearly convey that the permitting of transitional and supportive housing in Desert Hot Springs is consistent with applicable state laws. ▪ Evaluate and modify if necessary residential parking standards. ▪ Explicitly address and review for consistency 	<p>The new Desert Hot Springs General Plan was adopted on [insert adoption date] along with corresponding zoning updates. The update established development standards for mixed use designations and updated the City’s permitted uses table in the residential and mixed use designation.</p> <p>The update also included:</p> <ul style="list-style-type: none"> • Adoption of a standalone Zoning Map • Achieving consistency with the 2019 General Plan • New permitted uses table for all zones allowing residential uses. The tables clearly conveyed that the permitting of transitional and supportive housing in Desert Hot Springs is consistent with applicable state laws. • Established compliance with the Supportive

<p>with state law the siting of Senior Congregate Care Housing and residential care facilities for seven or more persons.</p> <ul style="list-style-type: none"> ▪ Remove or modify the definition of “Family.” ▪ Ensure compliance with the Supportive Housing Streamlining Act (AB 2162). ▪ Review the cumulative effects of the developments standards so that the standards allow maximum densities to actually be achieved. 	<p>Housing Streamlining Act (AB 2162) by allowing supportive housing as a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.</p> <ul style="list-style-type: none"> • Addressed the siting of residential care facilities for seven or more persons. • Add a new definition for “family” that is consistent with state law and the Fair Housing Act. <p>Most of the program has been implemented but will remain in the Housing Element.</p>
<p>Program 8 – Mixed Use Development</p> <p>As part of a comprehensive General Plan update in 2019, the City will adopt two new mixed-use designations to encourage infill development at the City’s core that is compact and walkable, offers a mix of uses, and creates a sense of place. The City will also amend the zoning code to include developments standards and permitted uses for the mixed-use designations. The City will ensure that the Mixed-Use development standards will not constrain the potential for developing housing and that zoning standards for the sites ensure continued adequate capacity to meet the City’s RHNA obligation.</p>	<p>The new Desert Hot Springs General Plan was adopted on [insert adoption date] along with corresponding zoning updates. The update established development standards for mixed use designations and updated the City’s permitted uses table in the residential and mixed use designation.</p> <p>Most of the program has been implemented but will remain in the Housing Element.</p>
<p>Program 9 – Water and Sewer Service Providers</p> <p>Immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within the City a copy of the updated Housing Element. The City will also work collaboratively with Mission Springs Water District and the Coachella Valley Water District to support expansion of capacity to accommodate new residential development.</p>	<p>The initial 5th Cycle Housing Element was adopted on October 22, 2019. Following adoption, the City delivered to public agencies or private entities that provide water or sewer services to properties within the City a copy of the updated Housing Element.</p> <p>Most of the program has been implemented but will remain in the Housing Element.</p>
<p>Program 10 – Code Enforcement</p> <p>The City will continue providing ongoing inspection services to review code violations with an objective of 250 housing cases per year. The City will continue work to identify available resources at no cost to the property owners. In cases that require a larger financial investment for abatement, the City will work with</p>	<p>Implementation of Program 10 is ongoing. The program will remain in the Housing Element.</p>

property owners to identify potential financing mechanisms.	
<p>Program 11 – Housing Repair and Rehabilitation Program</p> <p>Desert Hot Springs is a CDBG/HOME cooperating city with the County of Riverside. Through this cooperative effort, City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs, including the Home Repair Loan Program (HRLP) and Senior Home Repair Grant (SHRG) Program. Based on recent program activity trends, the City’s objective is assistance for 10 lower income households annually during the planning period.</p> <p>The City will continue to cooperate with the County of Riverside in the implementation of home repair and rehabilitation programs and will also conduct targeted marketing to eligible households as part of the program.</p>	Implementation of Program 11 is ongoing. The program will remain in the Housing Element.
<p>Program 12 – Abandoned Residential Property Registration</p> <p>In 2008, the City Council adopted an ordinance establishing an Abandoned Residential Property Registration to address the negative impact of foreclosures on the community. The City will continue overseeing the Abandoned Residential Property Registration program as it prevents the City’s Code Enforcement department from spending limited resources to act as the property manager.</p>	Implementation of Program 12 is ongoing. The program will remain in the Housing Element.
<p>Program 13 – At-Risk Housing Monitoring</p> <p>Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (up to 2028) no assisted housing developments in Desert Hot Springs are at risk of losing their affordability status.</p> <p>Although the City has not identified any housing units at risk of converting to market rate during the planning period, City staff will monitor the status of existing and future affordable housing. Should any of the properties become at risk of converting to market rate, the City will</p>	Implementation of Program 13 is ongoing. The program will remain in the Housing Element.

work with property owners, interest groups, and the State and federal governments to conserve the affordable housing stock.

Program 14 – Fair Housing Services

The City will:

- Continue to refer cases and questions to the FHCRC for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing.
- Work to increase awareness of fair housing protections.
- Make fair housing information available at City Hall, Chamber of Commerce, Senior Center, and the Public Library. The information will include brochures and other written information that will be obtained from the FHCRC. In addition, the City will make information available on its Website and provide links to additional resources.

Implementation of Program 14 is ongoing. The program will remain in the Housing Element.

Table H-32 Summary of 2014-2021 Quantified Objectives and Progress

Objectives	Income Levels				Total
	Extremely and Very Low-Income (0-50% AMI)	Low 51-80% AMI	Moderate 81- 120% AMI	Above Moderate >120% AMI	
Construction Objectives					
Goal(a)	2,797	1,856	650	1,817	7,120
Progress	--	--	--*	--	--
Rehabilitation Objectives					
Goal(b)	80		--	--	80
Progress	--	--	--	--	--
Conservation/Preservation Objectives					
Goal(c)	355		--	--	355
Progress	--	355	--	--	355

Notes (these figures are from the 2008 DHS HE): Quantified objectives: taken from the 2008 Desert Hot Springs Housing Element, Table 2-2
Progress:

- Construction: represents the City's remaining (after counting as credit the units with approved or issued permits) 2014-2021 RHNA of 4,040, in addition to the remaining unaccommodated, lower-income, portion of the 2008-2014 lower-income RHNA (3,080 units).
- Rehabilitation: represents objectives for participation in the County's Housing Rehabilitation Programs.
- Conservation/Preservation: refers to maintenance of existing affordable housing through rental subsidies (Housing Choice Voucher)

*Single family home construction is credited to the Moderate-income category due to market rate affordability in Desert Hot Springs.

HOUSING PLAN

The intent of this Housing Element is to ensure that the City makes a good effort and commits available resources to meeting the housing needs of all economic segments of the community. This Housing Element sets forth long-term goals and policies, as do other General Plan Elements, but also provides specific programs to meet those needs, as specified in State law. The housing objectives and policies, as well as the programs the City will undertake to meet its housing needs. An identification of funding sources, responsible entities, and time frames for implementation are also presented.

The Housing Element objectives, policies, and programs aim to:

- Provide adequate sites to meet the current 2014-2021 and rollover 2008-2014 RHNA;
- Assist in the development of housing to meet the needs of lower-income households;
- Address and where appropriate, and legally possible, remove governmental constraints to housing development;
- Conserve, preserve, and improve the condition of the existing affordable housing stock; and
- Promote equal housing opportunity.

These objectives are required by and delineated in State law (California Code Section 65583[b][1]).

Goals, Policies, and Programs

GOAL H-1: PROVIDE ADEQUATE SITES FOR HOUSING DEVELOPMENT TO ACCOMMODATE A RANGE OF HOUSING BY TYPE, SIZE, LOCATION, PRICE, AND TENURE.

Policy H-1.1 Range of Residential Types. Implement land use policies and standards that allow for a range of residential densities and products that will enable households of all types and income levels the opportunity to find suitable ownership or rental housing.

Policy 1.2 Special Housing Needs. Encourage the provision for housing which meets the needs of residents with special housing needs, including the elderly, disabled, developmentally disabled, large families, the homeless, and students.

Policy 1.3 Residential Mixed Use. Encourage development of residential and mixed uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas, and transportation routes.

PROGRAM 1: ADEQUATE SITES

2014-2021 RHNA

Due to the timing of the Housing Element adoption and the completion of the General Plan update, the new land use policy that would allow higher densities and mixed use is not in place as of the writing of this Housing Element and will not be in place upon adoption of this Housing Element. As such, sites identified in the Housing Element are not currently available at the identified densities. Given these factors, the remaining RHNA to be addressed for the 2014-2021 planning period (946 units in the extremely/very low income category) is considered to be unaccommodated (shortfall) and subject to the requirements of AB 1233 (Government Code Section 65584.09) which requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA.

2008-2014 RHNA

The previous Housing Element (2008-2014) identified a shortfall of sites for the remaining lower-income RHNA (3,263 unit). AB 1233 (Government Code Section 65584.09) requires the City to identify sites to address the unaccommodated lower-income RHNA from the previous planning period. This requirement is in addition to the requirement to identify other specific sites to accommodate the RHNA for the current planning period. After credits for permitted or approved units are taken into consideration, the City has a remaining unaccommodated lower-income RHNA of 3,080 lower-income units.

Site Rezoning

To accommodate the lower-income RHNA shortfall of 4,026 units (for the 2008-2014 and 2014-2021 RHNA planning periods), the City will rezone 279 acres of sites within the R-M: Residential Medium, R-H: Residential High, and MU-C: Mixed-Use Corridor designations (as shown on Table 4-8). Consistent with the requirements of Government Code 65583.2(h) and (i), the sites rezoned will allow owner-occupied and rental multifamily residential uses by right for developments in which at least 20 percent of the units are affordable to lower-income households. The sites will have capacity for at least 16 units per site at a density that allows a minimum of 20 units per acre and at least half of the very low- and low-income housing need will be accommodated on sites designated for residential use and for which nonresidential uses or mixed-uses are not permitted. The rezone will be completed by the end of 2019. Sites to be rezoned are listed in the sites inventory table in Appendix H-A and have an identified total realistic capacity for 4,371 units (exceeding the required total rollover). The sites inventory table in Appendix H-A also identifies which RHNA period each site will address.

Once the new General Plan and corresponding zoning amendments are adopted, the City will be able to adequately accommodate, and exceed, the City's RHNA shortfalls for both the 2014-2021 and 2008-2014 planning period. The City will maintain an inventory of

available sites for residential development and provide it to prospective residential developers upon request.

The City of Desert Hot Springs is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning and development standards, and/or incentives to encourage the construction of various types of units.

Responsible Agencies:	Community Development Department Planning Division
Funding Source:	General Fund
Timeframe:	Rezoning by June 30, 2020; ongoing implementation and annual assessment of status of housing sites inventory as part of the annual reporting process.

Table H-33: Sites to be Rezoned for 2008 and 2014 Unaccommodated RHNA

Land Use Designation	No. of Sites (Parcels)	Total Acres	Capacity	RHNA Affordability Level
2014-2021 Unaccommodated RHNA sites				
R-H Residential High (30 du/ac)	7	30	541	Very Low/Low
MU-C Mixed-Use Corridor (30 du/ac)	7	39	472	Very Low/Low
<i>Total</i>	14	69	1,013	
2008-2014 Unaccommodated RHNA sites				
R-M Residential Medium (20 du/ac)	26	130	1,072	Very Low/Low
R-H Residential High (30 du/ac)	16	82	1,479	Very Low/Low
MU-C Mixed-Use Corridor (30 du/ac)	16	67	807	Very Low/Low
<i>Total</i>	58	279	3,358	

Notes:

1. Because adequate sites were not available to accommodate the 2008-2014 RHNA and 946 very low-income units for the 2014-2021 RHNA, AB 1233 (Government Code Section 65584.09) requires the identification or, if necessary, rezoning of sites, to address the unaccommodated lower-income RHNA from the previous planning period. These sites will be rezoned to accommodate the City's shortfall for the 2014 and 2008 RHNA planning periods as part of the City's General Plan update and corresponding zone update.

PROGRAM 2: NO NET LOSS

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the housing element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city or county must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project.

The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and both (2008-2014 and 2014-2021) Housing Element Sites Inventories and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. So long as the residential sites inventory continues to exceed the City’s RHNA, by income level, as set forth in Program 1, the City shall make the necessary written findings regarding the reduction’s consistency with the General Plan. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced density project.

Responsible Agencies: Community Development
Department Planning Division

Funding Source: General Fund

Timeframe: Ongoing implementation: as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and the RHNA obligations.

GOAL 2:

ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE-INCOME HOUSEHOLDS.

Policy 2.1

Facilitate Affordable Housing.

Facilitate housing developments that is affordable to extremely low-, very low-, low-, and moderate-income households by providing technical assistance, regulatory incentives and concessions, and financial resources as funding permits.

Policy 2.2

Housing Production. Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to persons with disabilities, elderly, large families, female-headed households with children, and people experiencing homelessness.

Policy 2.3

Subsidies and Programs. Continue to utilize federal and State subsidies and County programs to the fullest extent to meet the needs of lower-income residents, including extremely low-income residents.

Policy 2.4

Homelessness. Support regional efforts to address homelessness, including the County of Riverside Continuum of Care.

PROGRAM 3: HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher (formerly known as Section 8) program, administered by the Housing Authority of the County of Riverside, extends rental subsidies to very low-income and special needs households that spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is issued to recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in the area,

provided the tenants pay the extra rent increment. As of July 2018, the Housing Authority provided Housing Choice Voucher rental assistance to 355 households in Desert Hot Springs.

The City will continue to work closely with the Housing Authority of the County of Riverside to administer the Housing Choice Vouchers Program; support the County Housing Authority's applications for additional allocations; and assist the Housing Authority in marketing the program to home seekers and property owners.

Responsible Agencies:	Community Development Department, Housing Authority of the County of Riverside
Funding Source:	HUD Housing Choice Vouchers
Timeframe:	Implementation throughout the planning period

PROGRAM 4: DENSITY BONUS

The City currently has two density bonus provisions. The first entitlement is based upon the provision of affordable housing pursuant to State Government Code Section 65915. The second provision is intended to provide density bonus incentives for the incorporation of on-site amenities. The state density bonus program and the City's incentive-based density bonus provide flexibility for projects that provide affordable housing and on-site amenities.

The City will encourage use of the State Affordable Housing Density Bonus and the Incentive-Based Density Bonus provisions through technical assistance and information dissemination.

Responsible Agencies:	Community Development Department Planning Division
Funding Source:	General Fund
Timeframe:	Ongoing implementation and annual reporting throughout the planning period.

PROGRAM 5: HOMEBUYER ASSISTANCE PROGRAM

Desert Hot Springs is a CDBG/HOME cooperating city with the County of Riverside. Through this cooperative effort, City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs including the First-Time Homebuyer Program

(up to 20% of the purchase price), Mortgage Credit Certificate Program (reduced federal income tax liability) and the Neighborhood Stabilization Program (silent second mortgage purchase price assistance). Based on recent program activity trends, the City's objective is assistance for four lower income households annually during the planning period. The City will also conduct targeted marketing to eligible homebuyers as part of the program.

Responsible Agencies:	Community Development Department Planning Division
Funding Source:	County of Riverside HUD CDBG/HOME Funds
Timeframe:	Contingent on funding availability, assist four households annually and complete annual reporting throughout the planning period. Develop and implement a marketing program to target the resources to eligible homebuyers within one year. Marketing shall occur on an ongoing basis, and at least annually.

PROGRAM 6: AFFORDABLE HOUSING INCENTIVES

For-profit and non-profit developers can play a significant role in providing affordable housing in the City. The City will encourage and support the development of rental projects that meet the needs of lower-income renters, extremely low-income households, seniors, and persons with disabilities, including developmental disabilities. Actions will include:

- Meeting with potential affordable housing developers, providing site information, assisting in the entitlement processes, and considering on a case-by-case possible development incentives.
- Reviewing published notices for funding availability and causing applications to be prepared for various City housing programs, projects, and activities.

- Assisting developers in identifying available sites for residential and mixed-use developments.
- Offering local non-profit developers and agencies technical assistance and information on City funding sources.
- Encouraging use of the Density Bonus provisions through technical assistance and information dissemination.
- Alerting housing developers with known interest in developing within the City when opportunities are available (e.g. sites, partnerships, City-owned land, availability of funding).
- Deferring, reducing and/or waiving development fees in order to facilitate and encourage the development of housing that meets the needs of the Desert Hot Springs Community. The City will strive to provide fee assistance to one development project per year that addresses a housing need as identified in this Element.
- Providing incentives and regulatory concessions for one residential project per year constructed specifically for lower- and moderate-income households and special needs households. Incentives and regulatory concessions will be considered on a case-by-case basis and can include appropriate deviations in development regulations or other incentives that results in identifiable, actual cost reductions.

Responsible Agency: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: Implementation throughout the planning period; meet with developers at least once a year with technical assistance and information dissemination as well as in pre-application conferences and on a case-by-case basis

GOAL 3: ADDRESS, AND WHERE POSSIBLE, REMOVE ANY POTENTIAL GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION AND AFFORDABILITY.

Policy 3.1 Residential Development Standards. Review and adjust as appropriate residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to be a constraint on the development of housing.

Policy 3.2 Development Approval Process. Educate applicants on how to navigate the development approval process and otherwise facilitate building permit and development plan processing for residential construction.

Policy 3.3 Timely Permit Process. Facilitate timely development plan and building permit processing for residential construction.

Policy 3.4 Infrastructure Needs. Prioritize infrastructure improvements, Spoorcement, and public services provision in high-need areas.

PROGRAM 7: ZONING ORDINANCE UPDATE

The City will undertake an update of the City's zoning ordinance to achieve consistency with the General Plan, encourage affordable and special needs housing, and conform to state law. Action will include amending the Zoning Ordinance to:

- Prepare a standalone Zoning Map.
- Achieve consistency with the 2019 General Plan.
- Adopt new permitted uses table for all zones allowing residential uses. The tables will clearly convey that the permitting of transitional and supportive housing in Desert Hot Springs is consistent with applicable state laws.

- Evaluate and modify if necessary residential parking standards.
- Evaluate and modify if necessary minimum dwelling size standards.
- Explicitly address and review for consistency with state law the siting of Senior Congregate Care Housing and residential care facilities for seven or more persons.
- Remove or modify the definition of “Family.”
- Ensure compliance with the Supportive Housing Streamlining Act (AB 2162).
- Review the cumulative effects of the developments standards so that the standards allow maximum densities to actually be achieved.

Responsible Agency: Community Development
Department Planning Division

Funding Source: General Fund

Timeframe: October 2019 - 2020

PROGRAM 8: MIXED-USE DEVELOPMENT

As part of a comprehensive General Plan update in 2019, the City will adopt two new mixed-use designations to encourage infill development at the City’s core that is compact and walkable, offers a mix of uses, and creates a sense of place. The City will also amend the zoning code to include developments standards and permitted uses for the mixed-use designations. The City will ensure that the Mixed-Use development standards will not constrain the potential for developing housing and that zoning standards for the sites ensure continued adequate capacity to meet the City’s RHNA obligation.

Responsible Agency: Community Development
Department Planning Division

Funding Source: General Fund

Timeframe: June 30, 2020. Annually assess residential development activity in mixed-use areas as part of the annual reporting process, starting in 20210. Initiate adjustments to the development standards if

constraints to the production of housing are identified

PROGRAM 9: WATER AND SEWER SERVICE PROVIDERS

In accordance with Government Code Section 65589.7 as revised in 2005, immediately following City Council adoption, the City must deliver to all public agencies or private entities that provide water or sewer services to properties within the City a copy of the updated Housing Element.

Within 30 days of adoption of the Housing Element, the City will deliver the Housing Element to all providers of sewer and water service within the City.

The City will also work collaboratively with Mission Springs Water District and the Coachella Valley Water District to support expansion of capacity to accommodate new residential development. Actions may include coordination on identification of funding sources and providing letters of support for actions that support capacity expansion. The City will encourage compliance with state law related to the provision of water or sewer priority for proposed developments that include housing units affordable to lower-income households.

Responsible Agency: Community Development
Department Planning Division

Funding Source: General Fund

Timeframe: Implementation throughout the planning period. Provide Housing Element within 30 days of adoption of the Housing Element

GOAL 4: CONSERVE AND IMPROVE THE CONDITION OF DESERT HOT SPRINGS’ EXISTING HOUSING STOCK.

Policy 4.1 Code Enforcement. Enforce adopted code requirements that set forth acceptable health and safety standards for the occupancy of existing housing.

Policy 4.2 Substandard Rehabilitation. Advocate and facilitate the conservation and rehabilitation of

substandard residential properties by homeowners and landlords.

Policy 4.3 **Substandard Unit Compliance.**
Utilize code enforcement resources to bring substandard units into compliance with City codes and to improve overall housing conditions in Desert Hot Springs.

Policy 4.4 **Property Education.** Educate the public regarding the need for property maintenance and rehabilitation, code enforcement, crime watch, neighborhood conservation and beautification, and other related issues.

Policy 4.5 **Rehabilitation Programs.** Continue to facilitate access to rehabilitation programs that provide financial and technical assistance to low- and moderate-income households for the repair and rehabilitation of existing housing.

PROGRAM 10: CODE ENFORCEMENT

Code enforcement is an important tool for maintaining the quality of residential neighborhoods. The City's Code Enforcement Program involves the enforcement of all Municipal Codes and Ordinances, various State and local laws and health and Safety regulations as they relate to conditions or activity within the City. The primary method that the City uses to obtain code compliance is Voluntary Compliance. If this method does not attain compliance, then other actions are taken such as a Notice of Violation and Administrative Citation. The City will continue providing ongoing inspection services to review code violations with an objective of 250 housing cases per year. The City will continue work to identify available resources at no cost to the property owners. In cases that require a larger financial investment for abatement, the City will work with property owners to identify potential financing mechanisms.

The City will also adopt the most recent building code standards by 2020.

Responsible Agency: Code Compliance Department

Funding Source: General Fund

Timeframe: Implementation throughout the planning period; Adopt building code standards by 2020

PROGRAM 11: HOUSING REPAIR AND REHABILITATION PROGRAMS

Desert Hot Springs is a CDBG/HOME cooperating city with the County of Riverside. Through this cooperative effort, City residents and projects located in Desert Hot Springs are eligible for a variety of County funded programs, including the Home Repair Loan Program (HRLP) and Senior Home Repair Grant (SHRG) Program. Based on recent program activity trends, the City's objective is assistance for 10 lower income households annually during the planning period.

County staff has indicated that there have been very few applications from Desert Hot Springs residents in the past five years. The City will continue to cooperate with the County of Riverside in the implementation of home repair and rehabilitation programs and will also conduct targeted marketing to eligible households as part of the program.

Responsible Agencies: Community Development
Department Planning Division

Funding Source: County of Riverside HUD
CDBG/HOME Funds

Timeframe: Contingent on funding availability, assist 10 households annually and complete annual reporting throughout the planning period. Develop and implement a marketing program to target the resources to eligible households within 1 year. Marketing shall occur on an ongoing basis, and at least annually.

PROGRAM 12: ABANDONED RESIDENTIAL PROPERTY REGISTRATION

In 2008, the City Council adopted an ordinance establishing an Abandoned Residential Property

Registration to address the negative impact of foreclosures on the community.

The program requires lenders to maintain homes they seize, register the abandoned properties with the City, and require lenders to hire local property management firms to prevent vacant homes from becoming neglected. The program is funded by a \$60 fee charged to title holders when they register an abandoned property with the City. The program is initiated with the first notice of default on a property and requires the local property management company to conduct weekly inspections. If the property is found to be in noncompliance, or if notification of noncompliance is reported, the local property management company is required bring the property back into compliance within 72 hours. While foreclosures in the City have dropped substantially from a high of 452 homes in 2010, to 28 homes in 2018. The City will continue overseeing the Abandoned Residential Property Registration program as it prevents the City's Code Enforcement department from spending limited resources to act as the property manager.

Responsible Agencies: Code Compliance Department

Funding Source: Abandoned Residential Property Registration program fees

Timeframe: Implementation throughout the planning period

PROGRAM 13: AT-RISK HOUSING MONITORING

Housing Element law requires jurisdictions to provide an analysis and program for preserving affordability of assisted housing developments for the next 10 years. Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (up to 2028) no assisted housing developments in Desert Hot Springs are at risk of losing their affordability status.

Although the City has not identified any housing units at risk of converting to market rate during the planning period, City staff will monitor the status of existing and future affordable housing. Should any of the properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to conserve the affordable housing stock.

Responsible Agencies: Community Development Department Planning Division

Funding Source: General Fund

Timeframe: Implementation throughout the planning period

GOAL 5: **CONTINUE TO PROMOTE EQUAL HOUSING OPPORTUNITY IN THE CITY'S HOUSING MARKET REGARDLESS OF AGE, DISABILITY/MEDICAL CONDITION, RACE, SEX, MARITAL STATUS, ETHNIC BACKGROUND, SOURCE OF INCOME, AND OTHER FACTORS.**

Policy 5.1 **Housing Discrimination.** Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or any other arbitrary factor.

Policy 5.2 **Fair Housing Laws.** Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy 5.3 **Equal Access.** Provide equal access to housing for special needs residents such as people experiencing homelessness, elderly individuals, and persons with disabilities.

Policy 5.4 **Accessibility.** Promote the provisions of disabled-accessible units and housing for persons with mental and physical disabilities.

Policy 5.5 **Development Applications Without Prejudice.** Ensure that all

development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements.

within six months of Housing Element adoption.

Policy 5.6

Persons with Disabilities.

Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.

PROGRAM 14: FAIR HOUSING SERVICES

The City of Desert Hot Springs takes affirmative steps to promote fair housing practices by contracting the services of a non-profit organization to provide fair housing services in the City. The City works with the Fair Housing Council of Riverside County (FHCRC) to provide fair housing services for residents and housing professionals.

The City will:

- Continue to refer cases and questions to the FHCRC for enforcement of prohibitions on discrimination in lending practices and in the sale or rental of housing.
- Work to increase awareness of fair housing protections.
- Make fair housing information available at City Hall, Chamber of Commerce, Senior Center, and the Public Library. The information will include brochures and other written information that will be obtained from the FHCRC. In addition, the City will make information available on its Website and provide links to additional resources.

Responsible Agencies: Community Development
Department Planning Division

Funding Source: General Fund and/or County
CDBG funds

Timeframe: Implementation throughout
the planning period. Website
and public counter posting of
fair housing resources to occur

Quantified Objectives

Table H-25 summarizes the City's quantified objectives for the 2014-2021 planning period by income group.

- Construction Objective (a) represents the City's remaining (after counting as credit the units with approved or issued permits) 2014-2021 RHNA of 4,040, in addition to the remaining unaccommodated, lower-income, portion of the 2008-2014 lower-income RHNA (3,080 units).
- Rehabilitation Objective (a) represents objectives for participation in the County's Housing Rehabilitation Programs.
- The Conservation objective refers to maintenance of existing affordable housing through rental subsidies (Housing Choice Voucher)

Table H-34: 2014-2021 Quantified Objectives

Objectives	Income Levels				Total
	Extremely and Very Low-Income	Low	Moderate	Above Moderate	
Construction Objective *	2,797	1,856	650	1,817	7,120
Rehabilitation Objectives	80		--	--	80
Conservation/ Preservation Objectives	355			--	355

*Note: The City of Desert Hot Springs is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units.

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DESERT HOT SPRINGS GENERAL PLAN
HOUSING ELEMENT

APPENDIX H-A: SITES INVENTORY TABLE

APN	Site Type	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
656030008	Unaccommodated 2008-2014 RHNA	4.69	MU-C	MU-C	vacant	Gross	30	56	Very Low/Low	No	No	Yes
656050002	Unaccommodated 2008-2014 RHNA	4.69	MU-C	MU-C	vacant	Gross	30	56	Very Low/Low	No	No	Yes
656050003	Unaccommodated 2008-2014 RHNA	1.85	MU-C	MU-C	vacant	Gross	30	22	Very Low/Low	No	No	Yes
656050004	Unaccommodated 2008-2014 RHNA	7.38	MU-C	MU-C	vacant	Gross	30	89	Very Low/Low	No	No	Yes
656060006	Unaccommodated 2008-2014 RHNA	4.62	MU-C	MU-C	vacant	Gross	30	55	Very Low/Low	No	No	Yes
656060009	Unaccommodated 2008-2014 RHNA	4.63	MU-C	MU-C	vacant	Gross	30	56	Very Low/Low	No	No	Yes
656060010	Unaccommodated 2008-2014 RHNA	4.94	MU-C	MU-C	vacant	Gross	30	59	Very Low/Low	No	No	Yes
656070012	Unaccommodated 2008-2014 RHNA	4.45	MU-C	MU-C	vacant	Gross	30	53	Very Low/Low	No	No	Yes
656070023	Unaccommodated 2008-2014 RHNA	3.01	MU-C	MU-C	vacant	Gross	30	36	Very Low/Low	No	No	Yes
657060002	Unaccommodated 2008-2014 RHNA	4.60	MU-C	MU-C	vacant	Gross	30	55	Very Low/Low	No	No	Yes
657060003	Unaccommodated 2008-2014 RHNA	4.13	MU-C	MU-C	vacant	Gross	30	50	Very Low/Low	No	No	Yes
657060008	Unaccommodated 2008-2014 RHNA	2.30	MU-C	MU-C	vacant	Gross	30	28	Very Low/Low	No	No	Yes
657220003	Unaccommodated 2008-2014 RHNA	3.84	MU-C	MU-C	vacant	Gross	30	46	Very Low/Low	No	No	Yes
657220021	Unaccommodated 2008-2014 RHNA	4.50	MU-C	MU-C	vacant	Gross	30	54	Very Low/Low	No	No	Yes
657230015	Unaccommodated 2008-2014 RHNA	5.19	MU-C	MU-C	vacant	Gross	30	62	Very Low/Low	No	No	Yes
657290010	Unaccommodated 2008-2014 RHNA	2.54	MU-C	MU-C	vacant	Gross	30	30	Very Low/Low	No	No	Yes
642021002	Unaccommodated 2008-2014 RHNA	5.08	R-H	R-H	vacant	Gross	30	91	Very Low/Low	No	No	Yes
642031002	Unaccommodated 2008-2014 RHNA	1.27	R-H	R-H	vacant	Gross	30	23	Very Low/Low	No	No	Yes
642031003	Unaccommodated 2008-2014 RHNA	2.24	R-H	R-H	vacant	Gross	30	40	Very Low/Low	No	No	Yes
656030005	Unaccommodated 2008-2014 RHNA	9.95	R-H	R-H	vacant	Gross	30	179	Very Low/Low	No	No	Yes
656030006	Unaccommodated 2008-2014 RHNA	5.04	R-H	R-H	vacant	Gross	30	91	Very Low/Low	No	No	Yes
656030007	Unaccommodated 2008-2014 RHNA	5.01	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
656050006	Unaccommodated 2008-2014 RHNA	5.13	R-H	R-H	vacant	Gross	30	92	Very Low/Low	No	No	Yes
656060001	Unaccommodated 2008-2014 RHNA	4.99	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
656060004	Unaccommodated 2008-2014 RHNA	4.98	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
656060005	Unaccommodated 2008-2014 RHNA	5.01	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
656070011	Unaccommodated 2008-2014 RHNA	8.67	R-H	R-H	vacant	Gross	30	156	Very Low/Low	No	No	Yes
657060002	Unaccommodated 2008-2014 RHNA	4.89	R-H	R-H	vacant	Gross	30	88	Very Low/Low	No	No	Yes
657060003	Unaccommodated 2008-2014 RHNA	4.86	R-H	R-H	vacant	Gross	30	87	Very Low/Low	No	No	Yes
657220013	Unaccommodated 2008-2014 RHNA	4.98	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
657220014	Unaccommodated 2008-2014 RHNA	4.98	R-H	R-H	vacant	Gross	30	90	Very Low/Low	No	No	Yes
657220015	Unaccommodated 2008-2014 RHNA	5.12	R-H	R-H	vacant	Gross	30	92	Very Low/Low	No	No	Yes
642255013	Unaccommodated 2008-2014 RHNA	6.88	R-M	R-M	vacant	Gross	20	54	Very Low/Low	No	No	Yes
644180006	Unaccommodated 2008-2014 RHNA	2.05	R-M	R-M	vacant	Net	20	25	Very Low/Low	No	No	Yes
644180008	Unaccommodated 2008-2014 RHNA	2.01	R-M	R-M	vacant	Net	20	24	Very Low/Low	No	No	Yes
644180009	Unaccommodated 2008-2014 RHNA	2.67	R-M	R-M	vacant	Gross	20	21	Very Low/Low	No	No	Yes
644180009	Unaccommodated 2008-2014 RHNA	7.63	R-M	R-M	vacant	Gross	20	59	Very Low/Low	No	No	Yes
644180010	Unaccommodated 2008-2014 RHNA	2.49	R-M	R-M	vacant	Gross	20	19	Very Low/Low	No	No	Yes
657230005	Unaccommodated 2008-2014 RHNA	4.88	R-M	R-M	vacant	Gross	20	38	Very Low/Low	No	No	Yes
657230006	Unaccommodated 2008-2014 RHNA	4.89	R-M	R-M	vacant	Gross	20	38	Very Low/Low	No	No	Yes
657230013	Unaccommodated 2008-2014 RHNA	4.93	R-M	R-M	vacant	Gross	20	38	Very Low/Low	No	No	Yes
657230023	Unaccommodated 2008-2014 RHNA	4.82	R-M	R-M	vacant	Gross	20	38	Very Low/Low	No	No	Yes
657230025	Unaccommodated 2008-2014 RHNA	5.77	R-M	R-M	vacant	Gross	20	45	Very Low/Low	No	No	Yes
657230026	Unaccommodated 2008-2014 RHNA	4.08	R-M	R-M	vacant	Gross	20	32	Very Low/Low	No	No	Yes
663320015	Unaccommodated 2008-2014 RHNA	2.62	R-M	R-M	vacant	Gross	20	20	Very Low/Low	No	No	Yes
664130003	Unaccommodated 2008-2014 RHNA	3.56	R-M	R-M	vacant	Gross	20	28	Very Low/Low	No	No	Yes

APN	Site Type	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667110009	Unaccommodated 2008-2014 RHNA	3.75	R-M	R-M	vacant	Gross	20	29	Very Low/Low	No	No	Yes
667110019	Unaccommodated 2008-2014 RHNA	9.04	R-M	R-M	vacant	Gross	20	70	Very Low/Low	No	No	Yes
667110020	Unaccommodated 2008-2014 RHNA	7.87	R-M	R-M	vacant	Gross	20	61	Very Low/Low	No	No	Yes
667110021	Unaccommodated 2008-2014 RHNA	7.90	R-M	R-M	vacant	Gross	20	62	Very Low/Low	No	No	Yes
667110022	Unaccommodated 2008-2014 RHNA	7.88	R-M	R-M	vacant	Gross	20	61	Very Low/Low	No	No	Yes
667110026	Unaccommodated 2008-2014 RHNA	7.04	R-M	R-M	vacant	Gross	20	55	Very Low/Low	No	No	Yes
667120002	Unaccommodated 2008-2014 RHNA	3.89	R-M	R-M	vacant	Gross	20	30	Very Low/Low	No	No	Yes
667120017	Unaccommodated 2008-2014 RHNA	6.97	R-M	R-M	vacant	Gross	20	54	Very Low/Low	No	No	Yes
667120035	Unaccommodated 2008-2014 RHNA	3.33	R-M	R-M	vacant	Net	20	40	Very Low/Low	No	No	Yes
667120039	Unaccommodated 2008-2014 RHNA	7.04	R-M	R-M	vacant	Net	20	85	Very Low/Low	No	No	Yes
667120043	Unaccommodated 2008-2014 RHNA	3.26	R-M	R-M	vacant	Gross	20	25	Very Low/Low	No	No	Yes
667120051	Unaccommodated 2008-2014 RHNA	2.68	R-M	R-M	vacant	Gross	20	21	Very Low/Low	No	No	Yes
657060009	Unaccommodated 2014-2021 RHNA	2.30	MU-C	MU-C	vacant	Gross	30	28	Very Low/Low	No	No	Yes
657230028	Unaccommodated 2014-2021 RHNA	4.53	MU-C	MU-C	vacant	Gross	30	54	Very Low/Low	No	No	Yes
657280015	Unaccommodated 2014-2021 RHNA	9.96	MU-C	MU-C	vacant	Gross	30	120	Very Low/Low	No	No	Yes
657280016	Unaccommodated 2014-2021 RHNA	9.98	MU-C	MU-C	vacant	Gross	30	120	Very Low/Low	No	No	Yes
657290004	Unaccommodated 2014-2021 RHNA	5.08	MU-C	MU-C	vacant	Gross	30	61	Very Low/Low	No	No	Yes
657290006	Unaccommodated 2014-2021 RHNA	4.99	MU-C	MU-C	vacant	Gross	30	60	Very Low/Low	No	No	Yes
657290009	Unaccommodated 2014-2021 RHNA	2.44	MU-C	MU-C	vacant	Gross	30	29	Very Low/Low	No	No	Yes
657220016	Unaccommodated 2014-2021 RHNA	4.97	R-H	R-H	vacant	Gross	30	89	Very Low/Low	No	No	Yes
657230015	Unaccommodated 2014-2021 RHNA	4.67	R-H	R-H	vacant	Gross	30	84	Very Low/Low	No	No	Yes
657230028	Unaccommodated 2014-2021 RHNA	3.65	R-H	R-H	vacant	Gross	30	66	Very Low/Low	No	No	Yes
657290004	Unaccommodated 2014-2021 RHNA	4.70	R-H	R-H	vacant	Gross	30	85	Very Low/Low	No	No	Yes
657290005	Unaccommodated 2014-2021 RHNA	4.78	R-H	R-H	vacant	Gross	30	86	Very Low/Low	No	No	Yes
657290006	Unaccommodated 2014-2021 RHNA	4.85	R-H	R-H	vacant	Gross	30	87	Very Low/Low	No	No	Yes
657290008	Unaccommodated 2014-2021 RHNA	2.44	R-H	R-H	vacant	Gross	30	44	Very Low/Low	No	No	Yes



DESERT HOT SPRINGS GENERAL PLAN
HOUSING ELEMENT

APPENDIX H-B: APPROVED PROJECTS TABLE

Approved Projects Table

NOTE: Approved residential development projects credited toward the 2014-20121 RHNA are located within seven specific plan areas. Approved capacity for these projects is presented here by Specific Plan area, as such only one entry for capacity for single family units and one entry for capacity for multi-family units (if applicable) is shown per Specific Plan area.

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
656080014	0.72	SP	Aventura Palms	vacant	Net	Varies			No	No	Yes
656080016	15.93	SP	Aventura Palms	vacant	Gross	Varies	115	Moderate	No	No	Yes
656400034	0.10	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400035	0.10	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400036	0.10	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400037	0.10	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400038	0.10	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400039	0.10	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400040	0.11	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400041	0.10	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400042	0.11	SP	Aventura Palms	vacant	Gross	Varies			No	No	Yes
656400049	1.73	SP	SP-Aventura Palms	vacant	Gross	Varies			No	No	Yes
667030001	0.01	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667030001	0.01	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667030001	37.94	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667030001	115.85	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667030001	170.05	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130002	2.09	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130002	3.94	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130002	10.63	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130005	0.99	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130005	1.17	SP	SP-Rancho Royale	vacant	Gross	Varies	1,342	Low	No	No	Yes
667130005	25.24	SP	SP-Rancho Royale	vacant	Gross	Varies	2,145	Moderate	No	No	Yes
667130005	48.59	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130006	15.31	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130006	23.27	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130007	9.22	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130007	27.80	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130007	46.09	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130008	0.82	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130008	14.95	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130008	41.27	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667130008	50.81	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140004	2.16	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140004	50.90	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140004	76.56	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140005	66.58	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140005	90.63	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140006	3.65	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140006	4.39	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667140006	20.71	SP	SP-Rancho Royale	vacant	Gross	Varies			No	No	Yes
667080002	0.05	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080002	0.06	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080002	0.20	SP	SP-Skyborne	vacant	Gross	Varies	1,962	Moderate	No	No	Yes
667080002	0.82	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080002	4.04	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080003	0.11	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080003	0.12	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080003	0.16	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080003	2.84	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080003	3.99	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080004	0.37	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667080004	0.52	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080004	2.64	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080004	5.83	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	1.80	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	0.01	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	0.16	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	0.32	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	0.34	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	0.37	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	0.41	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	0.91	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	1.18	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	1.85	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	1.94	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	2.17	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	3.61	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	6.62	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	7.72	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080006	55.41	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080007	2.61	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080007	9.69	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080007	59.13	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667080007	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667090009	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667090009	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667090016	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667090017	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667090018	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667090019	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667090032	0.29	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667090032	0.32	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100027	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667100027	0.65	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667100029	0.05	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100029	4.03	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100029	10.02	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100031	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100031	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100031	0.95	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100031	2.11	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100031	9.50	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100031	61.17	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100034	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667100034	0.43	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667100034	10.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667100037	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667100038	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	0.06	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	0.08	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	0.08	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	0.11	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	0.14	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	0.15	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	1.91	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	2.02	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667100038	5.56	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100038	20.89	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667100043	1.40	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667100043	4.52	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667120024	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120024	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120024	0.58	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120024	6.35	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120025	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120025	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120025	0.43	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120025	0.85	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120025	5.63	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120026	1.97	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120027	4.91	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120051	0.99	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120051	2.42	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120051	2.55	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120051	2.79	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667120051	14.46	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667240001	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240001	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240002	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240002	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240003	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240003	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240004	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240004	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240011	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240011	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240012	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240012	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240013	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240013	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240014	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240014	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240015	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240015	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240016	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240016	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240017	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240017	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240039	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240039	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240042	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240042	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240042	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240042	1.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667240042	1.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250001	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250001	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250002	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250002	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250003	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250003	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667250004	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250004	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250005	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250005	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250006	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250006	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250007	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250007	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250008	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250008	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250009	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250009	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250010	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250010	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250011	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250011	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250012	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250012	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250013	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250013	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250014	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250014	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250021	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250022	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250023	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250024	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250025	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250026	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250027	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250028	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250029	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250039	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250039	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250040	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250040	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250041	0.52	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667250041	3.11	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667250042	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667250043	0.18	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667250043	0.50	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667250043	3.10	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667260001	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260001	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260002	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260002	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260003	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260003	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260004	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260004	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260005	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260005	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260006	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260006	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260007	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260007	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667260008	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260008	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260009	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260009	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260010	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260010	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260011	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260011	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260012	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260012	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260013	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260013	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260014	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260014	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260015	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260015	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260016	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260016	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260017	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260017	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260018	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260018	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260019	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260019	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260020	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260020	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260079	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260079	0.52	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260080	1.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260080	1.61	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260083	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667260083	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270001	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270001	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270001	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270002	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270002	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270003	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270003	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270004	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270004	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270005	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270005	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270006	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270006	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270007	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270007	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270008	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270008	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270009	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270009	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270010	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270011	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270012	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270013	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667270013	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270014	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270014	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270015	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270015	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270016	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270016	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270016	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270017	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270017	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270018	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270019	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270019	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270020	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270020	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270021	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270021	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270022	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270022	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270023	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270023	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270024	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270024	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270025	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270025	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270026	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270026	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270027	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270027	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270028	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270028	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270029	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270030	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270031	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270032	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270033	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270034	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270035	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270036	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270037	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270038	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270039	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270040	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270041	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270042	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270043	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270044	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270045	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270046	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270047	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270048	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270049	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270050	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270051	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270052	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667270053	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270053	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270054	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270054	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270055	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270055	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270056	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270056	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270057	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270057	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270058	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270058	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270059	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270059	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270060	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270060	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270061	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270061	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270062	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270062	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270063	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270063	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270067	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270067	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270068	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270068	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270069	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270070	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270071	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270072	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270073	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270074	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270075	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270075	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270076	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270076	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270077	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270077	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270078	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270078	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270078	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270079	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270079	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270080	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270080	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270082	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270083	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270083	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270084	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667270085	1.87	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280001	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280002	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280003	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280004	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280005	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667280006	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280007	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280008	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280008	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280009	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280010	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280011	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280012	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280013	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280014	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280015	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280016	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280017	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280018	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280019	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280020	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280021	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280022	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280023	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280024	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280025	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280025	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280026	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280026	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280027	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280027	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280028	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280028	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280029	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280029	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280030	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280030	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280031	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280031	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280032	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280032	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280033	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280033	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280034	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280034	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280035	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280035	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280036	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280036	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280037	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280037	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280038	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280039	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280040	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280040	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280041	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280041	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280042	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280043	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280044	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667280045	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280046	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280047	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280048	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280048	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280049	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280049	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280050	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280050	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280051	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280051	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280052	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280052	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280053	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280053	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280054	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280055	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280056	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280057	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280058	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280059	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280060	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280061	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280062	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280063	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280064	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280065	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280066	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280067	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280068	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280069	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280070	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280071	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280072	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280073	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280074	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280075	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280076	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280077	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280078	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280079	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280080	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280081	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280082	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280083	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280084	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280085	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280086	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280086	0.66	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280087	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280087	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280088	0.51	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280088	1.63	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280089	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667280090	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667280091	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290018	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290019	0.28	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290020	0.31	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290021	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290022	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290023	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290030	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290031	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290032	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290033	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290034	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290035	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290036	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290037	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290038	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290039	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290040	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290040	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290041	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290041	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290042	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290042	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290043	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290043	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290044	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290044	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290045	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290045	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290046	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290046	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290047	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290048	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290048	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290049	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290049	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290058	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290058	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290059	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290059	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290060	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290060	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290061	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290061	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290062	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290062	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290063	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290063	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290064	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290064	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290065	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290065	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290066	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290066	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290067	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667290067	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290068	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290068	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290069	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290069	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290069	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290070	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290070	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290071	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290071	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290072	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290072	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290073	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290073	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290074	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290074	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290075	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290075	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290076	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290076	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290077	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290077	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290078	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290078	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290079	0.01	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667290079	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290080	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290080	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290081	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290081	1.28	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290082	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290082	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290083	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290083	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290085	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290085	0.55	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667290085	1.90	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300001	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300002	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300003	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300004	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300005	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300005	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300006	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300006	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300007	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300007	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300008	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300008	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300009	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300009	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300010	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300010	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300011	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300011	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667300012	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300012	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300013	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300013	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300014	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300014	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300015	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300015	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300016	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300016	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300017	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300017	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300018	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300019	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300020	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300020	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300021	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300021	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300022	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300023	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300023	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300024	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300024	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300025	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300026	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300027	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300028	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300029	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300030	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300031	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300032	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300033	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300034	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300035	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300036	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300037	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300038	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300039	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300040	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300041	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300042	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300043	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300044	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300045	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300046	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300047	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300048	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300049	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300050	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300051	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300052	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300053	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300054	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300055	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300056	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667300057	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300057	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667300058	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310001	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310001	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310002	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310003	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310004	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310005	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310006	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310007	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310008	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310009	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310010	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310011	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310012	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310013	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310014	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310015	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310016	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310017	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310017	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310018	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310018	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310019	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310019	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310020	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310020	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310021	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310021	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310022	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310022	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310023	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310023	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310024	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310024	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310025	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310025	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310026	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310026	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310027	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310027	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310028	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310029	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310030	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310031	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310032	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310033	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310034	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310035	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310036	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310037	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310038	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310039	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310040	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667310041	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310042	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310043	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310044	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310045	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310046	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310047	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310048	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310049	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310050	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310051	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310052	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310053	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310054	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310055	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310056	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310057	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310058	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310059	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310060	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310061	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310062	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310063	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310064	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310065	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310066	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310067	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310068	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310069	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310070	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310071	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310072	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310073	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310074	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310075	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310076	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310077	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310078	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310079	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310080	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310081	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310082	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310083	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310084	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310085	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310086	0.76	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310086	1.60	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310087	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667310087	0.28	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320001	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320001	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320002	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320002	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320003	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320003	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667320004	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320004	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320005	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320005	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320006	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320006	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320007	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320007	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320008	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320009	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320010	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320011	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320012	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320013	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320014	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320015	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320016	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320017	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320018	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320019	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320020	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320020	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320021	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320021	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320022	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320022	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320023	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320023	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320024	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320024	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320025	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320025	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320026	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320026	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320027	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320027	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320028	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320029	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320030	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320031	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320032	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320033	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320034	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320035	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320036	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320037	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320038	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320039	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320040	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320041	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320042	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320043	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320044	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320045	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320046	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667320047	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320048	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320049	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320050	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320051	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320052	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320053	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320054	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320055	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320056	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320057	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320058	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320058	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320059	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320059	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320060	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320060	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320061	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320061	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320062	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320062	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320063	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320063	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320064	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320064	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320065	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320065	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320066	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320066	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320067	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320067	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320068	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320069	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320070	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320071	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320072	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320073	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320074	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320075	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320076	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320077	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320078	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320079	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320081	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320081	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320082	0.10	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667320082	0.25	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667320083	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330001	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330002	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330003	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330003	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330004	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330005	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330006	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667330007	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330008	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330009	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330010	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330011	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330012	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330012	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330013	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330013	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330014	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330014	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330016	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330017	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330018	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330019	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330020	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330021	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330022	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330023	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330024	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330025	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330026	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330027	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330028	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330029	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330030	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330030	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330031	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330031	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330032	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330032	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330033	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330033	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330034	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330035	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330036	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330037	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330038	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330039	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330040	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330041	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330042	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330043	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330044	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330045	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330046	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330046	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330047	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330047	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330048	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330048	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330049	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330049	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330050	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330050	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667330051	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330052	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330053	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330054	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330055	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330056	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330057	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330058	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330059	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330060	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330061	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330062	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330063	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330064	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330065	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330066	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330066	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330067	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330067	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330068	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330069	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330070	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330071	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330072	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330073	0.10	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330074	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667330075	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340001	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340001	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340001	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340002	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340002	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340003	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340003	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340004	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340005	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340006	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340007	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340008	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340009	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340009	0.32	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340010	0.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340010	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340011	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340011	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340012	0.07	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340012	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340013	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340013	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340014	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340014	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340015	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340015	0.25	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340016	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340017	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667340018	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340019	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340020	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340021	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340022	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340023	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340024	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340025	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340026	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340027	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340028	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340029	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340030	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340031	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340032	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340033	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340034	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340035	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340036	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340037	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340038	0.33	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340039	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340040	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340041	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340042	0.29	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340043	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340043	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340044	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340044	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340045	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340045	0.13	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340046	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340047	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340048	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340049	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340049	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340050	1.14	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340050	2.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340051	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340051	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340051	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340051	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340051	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667340051	1.30	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350001	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350002	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350003	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350004	0.27	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350005	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350006	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350007	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350008	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350009	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350010	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350011	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667350012	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350013	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350014	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350015	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350016	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350017	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350018	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350019	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350020	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350021	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350022	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350023	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350024	0.28	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350025	0.36	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350026	0.29	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350027	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350028	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350029	0.25	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350030	0.28	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350031	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350032	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350033	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350034	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350035	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350036	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350037	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350038	0.31	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350039	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350040	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350041	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350042	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350043	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350044	0.34	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350045	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350046	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350047	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350048	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350048	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350049	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350049	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350050	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350051	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350052	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350053	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350054	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350055	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350056	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350057	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350058	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350059	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350060	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350061	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350062	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350063	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350064	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667350065	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350066	0.00	SP	SP-Skyborne	vacant	Gross	Varies			No	No	Yes
667350066	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350067	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350068	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350068	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350069	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350069	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350069	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350070	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350070	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350070	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350071	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350071	0.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350072	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350072	0.17	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350073	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350073	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350074	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350074	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350074	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350075	0.30	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350075	0.53	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350075	1.15	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350076	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350076	0.09	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350077	0.34	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350078	0.04	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350080	0.05	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667350080	0.27	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360001	0.30	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360002	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360003	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360004	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360005	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360006	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360007	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360008	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360009	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360010	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360011	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360012	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360013	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360014	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360015	0.29	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360016	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360017	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360018	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360019	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360020	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360021	0.29	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360022	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360023	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360024	0.26	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360025	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
667360026	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360027	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360028	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360029	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360030	0.27	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360031	0.28	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360032	0.25	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360033	0.22	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360034	0.02	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360034	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360035	0.25	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360036	0.03	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360036	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360037	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360037	0.25	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360038	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360039	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360040	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360041	0.23	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360042	0.28	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360043	0.11	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360043	0.12	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360044	0.01	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360044	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360045	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360046	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360047	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360048	0.18	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360049	0.20	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360050	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360051	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360051	0.16	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360052	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360053	0.21	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360054	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360055	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360056	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360057	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360058	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360059	0.19	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360060	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360060	0.24	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360061	0.47	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360061	0.63	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360062	0.00	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360062	0.06	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360063	0.08	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
667360063	1.38	SP	SP-Skyborne	vacant	Net	Varies			No	No	Yes
664020001	165.70	SP	SP-Sunset Ridge	vacant	Gross	Varies	499	Moderate	No	No	Yes
638270006	0.15	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638270006	2.55	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638270006	2.88	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638270006	30.06	SP	SP- Tuscan Hills	vacant	Gross	Varies	542	Low	No	No	Yes
638330001	11.04	SP	SP- Tuscan Hills	vacant	Gross	Varies	1,326	Moderate	No	No	Yes
638330002	26.49	SP	SP- Tuscan Hills	vacant	Gross	Varies	10	Above Moderate	No	No	Yes

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Capacity Adjustment	Maximum Density (du/ac)	Realistic Capacity (units)	Affordability Level	Environmental Constraints	Infrastructure Constraints	Water, Sewer, and Dry Utilities
638330002	47.14	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638330003	0.80	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638330003	11.27	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638330003	97.91	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340003	29.31	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340005	9.34	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340005	30.52	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340006	9.00	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340006	27.23	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340006	110.45	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340007	2.40	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
638340007	45.93	SP	SP- Tuscan Hills	vacant	Gross	Varies			No	No	Yes
642150001	4.83	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642150002	4.85	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642150022	19.48	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642150023	9.66	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642150024	0.57	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170015	0.39	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170023	5.96	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170024	4.95	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170026	17.52	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170029	11.98	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170031	0.56	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170035	20.09	SP	SP-Two Bunch Palms	Spa facilities	Gross	Varies	621	Moderate	No	No	Yes
642170036	6.01	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170037	3.67	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170038	0.70	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170039	1.35	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170040	4.26	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170041	0.92	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170042	0.13	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
642170044	0.19	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130006	10.15	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130007	9.63	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130008	10.06	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130009	9.72	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130014	6.26	SP	SP-Two Bunch Palms	Spa facilities	Gross	Varies			No	No	Yes
656130017	21.82	SP	SP-Two Bunch Palms	Spa facilities	Gross	Varies			No	No	Yes
656130019	13.77	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130020	1.63	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130021	13.06	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130022	2.15	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130023	25.81	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes
656130024	35.20	SP	SP-Two Bunch Palms	vacant	Gross	Varies			No	No	Yes

HCD Comment letter 02/12/2020	Response/Action Items (02/26/19)
<p><u>Needs Assessment</u></p> <p>Data contained in Table H-1 is referenced in analysis contained in the element, but Table H-1 is missing from the adopted element. Table H-1 should be included in the element.</p>	<p>A formatting issue caused Table H-1 to disappear from the file. Table H-1 has been restored.</p>
<p><u>Emergency Shelters</u></p> <p>The June 12, 2019 revision with analysis of the R-H zone for its adequacy and appropriateness to accommodate emergency shelters without discretionary action is missing in the adopted housing element. The analysis should be included in the element.</p>	<p>An analysis of the R-H zone, as requested by HCD, was mistakenly omitted from the submitted draft. The analysis has been restored and is located under the Planning for a <i>Variety of Housing Types/ Emergency-Supportive-Transitional Housing</i> heading in the Constraints section.</p>
<p><u>Rancho Royale Specific Plan</u></p> <p>The element describes the Mission Trails area of the Rancho Royale Specific Plan is subject to a settlement agreement that requires withdrawal of existing tentative tract maps. As such, none of the sites within the Mission Trails area are included in the inventory or credited toward the City of Desert Hot Springs' Regional Housing Needs Allocation (RHNA) (pages H-38 and H-40).</p> <p>However, capacity estimated for the Rancho Royale Specific Plan area is not reduced from previous estimates. The capacity estimate is increased by a total of 1,267 units (248 units for low-income households and 1,019 units for moderate-income households) with no corresponding analysis. In addition, "Appendix H-B: Approved Projects Table" which included additional detail on all seven approved specific plan areas (included in June 7, 2019 revisions) is missing in the adopted element.</p> <p>The element should be revised to include an analysis to support the increased capacity in the Rancho Royale Specific Plan, include Appendix H-B, and ensure none of the sites within the Mission Trails area are included within capacity estimates to accommodate the city's RHNA or as a part of the Site Inventory itemizing sites identified for rezoning to accommodate RHNA for lower-income households.</p>	<p>Early drafts of the DHS HE included capacity identified in a 2007 amendment to the Rancho Royale Specific Plan (RRSP) Mission Creeks Trail subarea. It did not include capacity in other areas of the RRSP. The latest version for the DHS HE includes only capacity in the Highlands Fall sub area of the RRSP. The Mission Creeks Trail subarea has been removed due to the area's inclusion in a settlement agreement.</p> <p>The Highland Falls sub area of the Plan is located west of the Mission Creeks Trail area and is approved (approvals and environmental documentation) for 3,487 housing units (2,145 single family units and 1,342 multifamily units) exclusive of the 2,200 units identified (and subsequently removed) in the Mission Creeks Trail area. The City's attorneys have indicated that this section of the Specific Plan is an approved project, not subject to the Mission Creeks Trail settlement agreement and is available for development.</p> <p>Appendix H-B: Approved Projects Table was mistakenly omitted from the submitted draft. The appendix has been restored.</p>

HCD Comment letter 02/12/2020	Response/Action Items (02/26/19)
<p><u>Needs Assessment</u> Data contained in Table H-1 is referenced in analysis contained in the element, but Table H-1 is missing from the adopted element. Table H-1 should be included in the element.</p>	<p>A formatting issue caused Table H-1 to disappear from the file. Table H-1 has been restored.</p>
<p><u>Emergency Shelters</u> The June 12, 2019 revision with analysis of the R-H zone for its adequacy and appropriateness to accommodate emergency shelters without discretionary action is missing in the adopted housing element. The analysis should be included in the element.</p>	<p>An analysis of the R-H zone, as requested by HCD, was mistakenly omitted from the submitted draft. The analysis has been restored and is located under the Planning for a <i>Variety of Housing Types/ Emergency-Supportive-Transitional Housing</i> heading in the Constraints section.</p>
<p><u>Rancho Royale Specific Plan</u> The element describes the Mission Trails area of the Rancho Royale Specific Plan is subject to a settlement agreement that requires withdrawal of existing tentative tract maps. As such, none of the sites within the Mission Trails area are included in the inventory or credited toward the City of Desert Hot Springs' Regional Housing Needs Allocation (RHNA) (pages H-38 and H-40).</p> <p>However, capacity estimated for the Rancho Royale Specific Plan area is not reduced from previous estimates. The capacity estimate is increased by a total of 1,267 units (248 units for low-income households and 1,019 units for moderate-income households) with no corresponding analysis. In addition, "Appendix H-B: Approved Projects Table" which included additional detail on all seven approved specific plan areas (included in June 7, 2019 revisions) is missing in the adopted element.</p> <p>The element should be revised to include an analysis to support the increased capacity in the Rancho Royale Specific Plan, include Appendix H-B, and ensure none of the sites within the Mission Trails area are included within capacity estimates to accommodate the city's RHNA or as a part of the Site Inventory itemizing sites identified for rezoning to accommodate RHNA for lower-income households.</p>	<p>Early drafts of the DHS HE included capacity identified in a 2007 amendment to the Rancho Royale Specific Plan (RRSP) Mission Creeks Trail subarea. It did not include capacity in other areas of the RRSP. The latest version for the DHS HE includes only capacity in the Highlands Fall sub area of the RRSP. The Mission Creeks Trail subarea has been removed due to the area's inclusion in a settlement agreement.</p> <p>The Highland Falls sub area of the Plan is located west of the Mission Creeks Trail area and is approved (approvals and environmental documentation) for 3,487 housing units (2,145 single family units and 1,342 multifamily units) exclusive of the 2,200 units identified (and subsequently removed) in the Mission Creeks Trail area. The City's attorneys have indicated that this section of the Specific Plan is an approved project, not subject to the Mission Creeks Trail settlement agreement and is available for development.</p> <p>Appendix H-B: Approved Projects Table was mistakenly omitted from the submitted draft. The appendix has been restored.</p>
<p><u>Two Bunch Palms Specific Plan</u> The city provided HCD with supplemental information, a copy of the development agreement for the Two Bunch Palms Specific Plan (Plan). Table 4-5 of the element proposes 738 moderate-income units in the Plan. However, the development agreement describes a reduction of capacity to 621 single family units.</p>	<p>The Housing Element has been updated to show 621 units for the Two Bunch Palms Specific Plan. While the Two Bunch Palms Specific Plan development agreement does not include a description of affordability requirements for the 621 single-family units in the Plan area, these units are credited against</p>

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<p>In addition, the Plan describes the redevelopment and expansion of the Two Bunch Palms Resort and Spa. The development agreement does not include a description of affordability requirements for the single-family units. The element must analyze the affect, if any, on the development of single family homes on resort property for its affordability to moderate-income households. Alternatively, the element could assign the units to accommodate above-moderate RHNA, or remove the Plan's capacity from Table 4-5.</p>	<p>the moderate income RHNA. Median home sales prices in DHS are in the low \$200,000s (Zillow estimates \$223,000 in Jan 2020). Higher sales prices may occur for units in spa-adjacent locations. Nonetheless, even at sales prices a higher than other parts of the City (for example a 4-bedroom unit at \$300,000) the homes would be considered affordable to moderate income families according to the HCD's Annual Progress Report Housing Affordability Calculator. This information has been added to the submitted Draft Housing Element.</p>
<p><u>Program 1: Adequate Sites</u> The June 7, 2019 revision to Program 1 is not incorporated into the adopted element. Rezoning for a shortfall of adequately-zones sites to accommodate the city's RHNA for lower-income households is required pursuant to Government Code section 65583.2 subdivisions (h) and (i). Specifically, Program 1 must be revised to commit to establishing a minimum density of 20 units per acre on rezoned sites.</p>	<p>The edit to Program 1: Adequate Sites as requested by HCD (June 7, 2019) was mistakenly omitted from the submitted draft. The revised Program 1 language has been restored. The text reads: "The sites will have capacity for at least 16 units per site at a density that allows a <u>minimum of 20 units per acre...</u>"</p>
<p><u>Program 7: Zoning Ordinance Update</u> The June 12, 2019 revision to Program 7 committing to evaluate and modify minimum dwelling size standards is not incorporated into the adopted element. Minimum unit sizes are a constraint to development. Program 7 must be revised as described in the June 12, 2019 revisions.</p>	<p>The edit to Program 7: Zoning Ordinance Update as requested by HCD (June 12, 2019) was mistakenly omitted from the submitted draft. The revised Program 7 text has been restored and includes an action item (5th bullet point) to "Evaluate and modify if necessary minimum dwelling size standards."</p>
<p><u>Program 10: Code Enforcement</u> The June 12, 2019 revision to Program 10 committing to adopt the most recent building code standards by 2020 is not incorporated into the adopted element. Program 10 must be revised as described in the June 12, 2019 revisions.</p>	<p>Program 10 edits committing to adopt the most recent building code standards by 2020 as requested by HCD (June 12, 2019) was mistakenly omitted from the submitted draft. The revised Program 10 text has been restored and includes an action item that reads "The City will also adopt the most recent building code standards by 2020."</p>
<p>Reminder of actions that need to be taken prior to certification:</p>	
<p>Zoning <i>and</i> development standards to accommodate the development of housing for lower-income households must be adopted and available to developers. Program 1 (Adequate Sites), Program 6 (Affordable Housing Incentives), Program 7 (Zoning Ordinance Update), and Program 8 (Mixed-Use Development) are essential to facilitate the development of affordable housing and zoning must be adopted for the housing</p>	<p>The General Plan and Zoning will be adopted June 2020.</p>

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<p>element to comply with statutory requirements. To address this requirement, the city could adopt zoning concurrently with the general plan.</p>	
<p>Pursuant to Government Code section 65584.09, a jurisdiction that failed to identify or make available adequate sites to accommodate all of the previous cycle's housing need must zone or rezone adequate sites to accommodate all of the previous cycle's unmet housing need within the first year of the next housing element cycle. Desert Hot Springs failed to identify adequate sites to accommodate 3,080 units for lower-income households in its 4th cycle housing element. Zoning pursuant to the requirements of Government Code section 65583.2, subd. (h) and (i) was required to be implemented no later than October 15, 2014. To date, the city has failed to implement the required zoning. Zoning must be implemented prior to HCD certification of the housing element.</p>	<p>The City understands that zoning updates must be implemented prior to HCD certification of the housing element. The General Plan and Zoning will be adopted June 2020.</p>
<p>Government Code section 65588, subd. (e)(4) requires a jurisdiction that failed to adopt its housing element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. The City of Desert Hot Springs did not meet the requirements of Government Code section 65588, subd. (e)(4); therefore, it is subject to the four-year revision requirement until the city has adopted at least two consecutive updated revisions by the applicable due dates.</p>	<p>The City understands that it is subject to the four-year revision requirement until the city has adopted at least two consecutive updated revisions by the applicable due dates.</p>
<p>Furthermore, prior to obtaining housing element compliance, Desert Hot Springs must adopt a compliant four-year update. The four-year update, among other things, requires standalone public outreach and participation, separate from the public outreach conducted for the initial 5th cycle housing element. The four-year update must also demonstrate meaningful progress in implementation, such as completing necessary zoning amendments, since adoption of the initial 5th cycle housing element.</p>	<p>The City of Desert Hot Springs held a 4-year update Housing Element community workshop on September 9, 2019. Approximately 10 community members attended a presentation that included background information o the Housing Element. Participants were asked to provide input on housing needs in Desert Hot Spring. To advertise the event, the City posted copies of the workshop flyer on the City's website. During early 2020, the Draft General Plan (Including the Housing Element) was circulated for public review and comment.</p>