

**COUNTY OF MODOC  
2019-2024 HOUSING ELEMENT UPDATE**

**HCD PUBLIC DRAFT**

**NOVEMBER 20, 2020**

Adopted \_\_\_\_\_  
Resolution \_\_\_\_\_

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## ACKNOWLEDGEMENTS

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# TABLE OF CONTENTS

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## PREFACE

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This Housing Element consists of policies, programs and background information and analysis as required by state law. State law for Housing Elements essentially consists of two main components guiding its preparation: analysis of housing needs, resources and constraints, etc. (Government Code § 65583(a)); and housing programs (Government Code § 65583(c)). This Housing Element is also consistent with other elements of the Modoc County's General Plan.

State requirements for Housing Elements are more detailed and exacting than for any other General Plan element. California Government Code §§ 65580-65589 require that Housing Elements contain the following:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives and policies relevant to the maintenance, improvement and development of housing; and
- A program that sets forth a 5-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies to achieve the goals and objectives of its Housing Element.

As required by state law, Modoc County's 2019-2024 Housing Element accomplishes the following: (1) identifies residential sites that are adequate to accommodate a variety of housing types for all income levels; (2) analyzes governmental constraints to housing maintenance, improvement and development; (3) addresses conservation and improvement of the condition of the existing affordable housing stock; and (4) outlines policies to promote housing opportunities for all persons.

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## CHAPTER 1: INTRODUCTION

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### *Purpose of the Element*

In response to California’s critical housing needs, the state legislature enacted law for Housing Elements with the goal of adequate, safe and affordable housing for every Californian. The attainment of housing for all requires the cooperation of local and state governments.

Housing element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. Housing element law is the state’s primary market-based strategy to increase housing supply. The law recognizes that the most critical decisions regarding housing development occur at the local level within the context of the General Plan. In order for the private sector to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups.

The Housing Element document shall consist of identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory built housing and manufactured homes, and shall make adequate provisions for existing and projected needs for all economic segments of the community.

Unlike the other mandatory elements of a General Plan, the Housing Element is subject to detailed statutory requirements regarding its content and must be updated periodically. The Housing Element document is also subject to mandatory review by a state agency. This reflects the statutory recognition that the availability of housing is a matter of statewide importance and that cooperation between all levels of government and the private sector is critical to attainment of the state’s housing goals.

Local benefits derived from the preparation of a Housing Element include: gathering information about local housing conditions; identifying opportunities to meet local needs; providing citizens with an opportunity to participate in the planning process; and serving as a policy statement so that everyone will understand the basis of future housing program decisions. The Housing Element will also assist public agencies in the coordination of their housing types and quality of housing that Modoc County needs, as well as assist builders making market decisions about the types and quality of housing needs.

### *Introduction*

State Housing Element law requires every jurisdiction to prepare and adopt a Housing Element as part of their General Plans. In California, it is typical for each city or county to prepare and maintain its own separate General Plan and Housing Element. This update is for the 6<sup>th</sup> Cycle Regional Housing Needs Allocation (RHNA) of Housing Element updates, covering the 2019-2024.

The primary objective of the project is to prepare a regional plan addressing housing needs through a certified Housing Element for Modoc County. The Housing Element represents an innovative approach to meeting state Housing Element law and coordinating resources to address the housing needs of the unincorporated county. State Housing Element requirements are framed in California Government Code §§ 65580-65589, Chapter 1143, Article 10.6. The law requires the California Department of Housing and Community Development (HCD) to administer the law by reviewing Housing Elements for compliance with state law and by reporting its written findings to the local jurisdiction. Although local governments can decide when to update their general plans, state Housing Element law mandates that Housing Elements be updated periodically.

The Housing Element, one of seven state-mandated elements of a General Plan, embodies Modoc County's plans for addressing their housing and was last updated on March 13, 2018 (for the 2014-2019 Planning Cycle).

The Housing Element must include: (1) an identification and analysis of existing and projected local housing needs; (2) an identification of resources and constraints, and (3) goals, policies, and implementation programs for the rehabilitation, maintenance, improvement and development of housing for all economic segments of the population.

## **A. HOUSING ELEMENT CONTENT AND ORGANIZATION**

**Chapter 1:** Introduction addresses the need for and purpose of the Housing Element and summarizes its key components and methodology.

**Chapter 2:** Regulatory Framework sets forth the state and local laws that establish the framework for the Housing Element's content.

**Chapter 3:** Housing Needs Assessment provides a summary of current housing characteristics for Modoc County.

**Chapter 4:** Constraints and Resources to Housing Production addresses governmental and non-governmental constraints to the development of affordable housing and identifies potential means for reducing these constraints. It also addresses what resources Modoc County can draw from to demonstrate meeting its housing needs.

### **Constraints Review**

**Governmental Constraints** discusses government agency-imposed constraints to housing production, including land use controls, improvement standards, impact and application processing fees and processing time requirements, and specifically addresses governmental constraints to production of special needs housing.

**Non-Governmental Constraints** describes potential nongovernment-imposed constraints to housing production including the availability of financing, land costs, construction costs, environmental, infrastructure, and public facilities constraints. This section also addresses constraints associated with fair housing issues.

## **Resources**

### Land Resources

***Residential Land Inventory*** assesses Modoc County’s residential land uses and its ability to supply housing for all income level households in the community.

***Adequate Sites Requirement*** demonstrates the ability of Modoc County to make available an adequate number of sites to facilitate and encourage a sufficient level of new housing production during the 2019-2024 planning period.

### Program Resources

***Efforts to Meet Housing Needs*** includes providing a residential land inventory that evaluates the feasibility of how Modoc County can fulfill its share of regional housing needs. This Chapter also identifies means by which housing units may be constructed, rehabilitated and conserved to meet Modoc County’s housing needs.

***Housing Cost Reduction and Direct Subsidies*** analyzes Modoc County’s subsidized housing stock that may be at risk of conversion to market rate rents.

***State and Federal Programs*** lists and describes the various state and federal financial assistance programs that are available to public and private sector affordable housing providers.

***Private Programs*** lists and describes private programs that provide financial assistance toward the development of affordable housing.

***Residential Energy Conservation*** outlines measures that Modoc County will promote to encourage energy efficiency and conservation, including home weatherization.

***Chapter 5: Summary of Achievements*** describes Modoc County’s commitment to the actions that are necessary to address the housing needs of current and future residents, as well as addressing energy conservation and equal housing opportunity in providing for the identified need. While goal and policy statements are general, the housing programs spell out the specific actions necessary to achieve the goal and policy objectives adopted in principle. Specific actions and programs identified in this document are aimed at meeting Modoc County’s affordable housing needs over the 2014-2019 planning period. Specific implementing actions are identified for each policy (note that the Regional Housing Needs Allocation Plan (RHNP) planning period is different from that of the Housing Element by statute).

***Chapter 6: Housing Goals, Policies, Implementing Actions and Quantified Objectives:*** describes the County’s commitment to the actions that are necessary to address the housing needs of current and future residents, as well as addressing energy conservation and equal housing opportunity in providing for the identified need. While goal and policy statements are general, the housing programs spell out the specific actions necessary to achieve the goal and policy objectives adopted in principle. Specific actions and programs identified in this document are aimed at

meeting the County's affordable housing needs over the 2019-2024 planning period of this document.

## CHAPTER 2: REGULATORY FRAMEWORK

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### A. AUTHORITY

California Government Code § 65302(c) requires every county and city in the State to include a Housing Element as part of its adopted General Plan. In stipulating the content of this Housing Element, Article 10.6 of the California Government Code indicates that the Housing Element shall consist of “identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing.” This legislation further states that the Housing Element “shall identify adequate sites for housing, including rental housing, factory-built housing and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.”

### B. STATE HOUSING GOALS

According to the California Statewide Housing Plan Update, it is the goal of the State to “ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment.” In addition, HCD has established the following four primary goals:

1. Provision of new housing
2. Preservation of existing housing and neighborhoods
3. Reduction of housing costs
4. Improvement of housing conditions for special needs groups

### C. RECENT LEGISLATION

Recent legislation pertinent to the preparation of the Housing Element and Housing Element law includes the following:

- ***Assembly Bill (AB) 881, AB 681 and Senate Bill (SB) 13*** (§ 65852 and related sections of the California Government Code) – Requires the County to amend regulations to relax standards and encourage the development of secondary units, also referred to as accessory dwelling units.
- ***AB 1397*** (California Government Code §§ 65580, 65583 and 65583.2) – Housing Package that includes accelerating affordable housing development, revises methodology for determining realistic development capacity, reduces constraints to the production of affordable housing, and creates new opportunities for housing development.
- ***AB 2248*** (California Government Code § 65583) – Land Inventory Requirements

- **AB 1233** (California Government Code § 65583) – Provision of Adequate Sites for Regional Housing Needs Allocation
- **AB 2511** (California Government Code § 65584) – Promotes the development of affordable housing.
- **AB 2634** (California Government Code § 65583) – Requires analysis of population and employment trends for all income levels, including extremely low-income households.
- **SB 812** (California Government Code § 65583) – Requires analysis of housing needs for the developmentally disabled.
- **SB 2135** (California Government Code § 54220) – Requires the County to provide opportunity to provide affordable housing on surplus County property.
- **SB 35** (California Government Code § 65400) – Requires the County to adopt regulations to provide a streamlined process (non-discretionary approval of qualifying affordable housing projects) within prescribed timelines without any environmental review.

This updated Housing Element has been prepared to respond to all of these changes in legislation

#### **D. DATA AND METHODOLOGY**

To understand the context of local housing in Modoc County, a review and analysis of the community’s population characteristics and housing stock was performed. The primary data source for the 2019-2024 Housing Element Update is the Modoc County 2019 Housing Element Data Package prepared by HCD. Additional data sources include the U.S. Census Bureau (2010 and 2015 Censuses and the American Community Survey (ACS)), California Department of Finance (DOF), California Employment Development Department (EDD). Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information presented in this document, such as population and household numbers for 2010. Also, the use of 2016 Census information for limited available categories may create some confusion in reviewing the overall housing picture for the County. However, since the County has undergone declining population over the last several years, it was found that variations between data by years has not substantively changed. Variations between data sources and years do not significantly affect the analysis and discussion of overall housing trends and changes.

#### **E. GENERAL PLAN INTERNAL CONSISTENCY**

The California Government Code requires internal consistency among the various elements of a General Plan. California Government Code § 65300.5 states that a General Plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. These elements were developed to incorporate all seven mandated elements of a General Plan. This Housing Element has been designed to be internally consistent with Modoc County’s General Plan. The County will continue to maintain consistency throughout the General Plan and

maintain this through the review of future housing projects. This includes annual housing element reviews and review of future residential projects to ensure that they are consistent with the Housing Element and the overall General Plan. In addition, as other General Plan elements are updated, this Housing Element will be reviewed to ensure that internal General Plan consistency is maintained.

## F. REGIONAL HOUSING NEEDS ALLOCATION PLAN

HCD established the RHNAP for Modoc County, covering the cycle August 31, 2019 to August 31, 2024, as follows in Table 2-1.

<b>Table 2-1. Modoc County – Regional Housing Needs Allocation (RHNA) 2019-2024</b>	
<b>Income Category (family of 3)</b>	<b>RHNA New Construction Need</b>
Very Low- (\$0 to \$32,400 per year)	3
Low- (\$32,401 to \$51,850 per year)	2
Moderate- (\$51,851 to \$64,800 per year)	3
Above Moderate- (over \$64,801 per year)	5
<b>Total Units</b>	<b>13</b>
<i>For a family of 4, Median Income is \$64,800.</i>	
<i>Source(s): Income Levels – HCD, State Income Limits for 2019; RHNA; and HCD, Regional Housing Need Determination for 6<sup>th</sup> Housing Element Planning Cycle,</i>	

The RHNAP for Modoc County incorporates the following objectives:

- Increases the housing supply and the mix of housing types, tenure and affordability in all cities and counties within the region in an equitable manner;
- Promotes infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and
- Encourages an improved balance between jobs and housing.

The Housing Element details a 5-year schedule of actions the community is undertaking or plans to undertake to achieve its housing goals and objectives, based upon the community’s RHNAP, as given in the Regional Housing Needs Allocation Plan (RHNAP). To comply with state law in addressing the jurisdiction’s RHNPP, the updated Housing Element must identify adequate sites and program actions to accommodate the total RHNPP for each of four income categories: very low-, low-, moderate- and above moderate-.

State law recognizes that housing needs may exceed available resources and, therefore, does not require that Modoc County quantified objectives be identical to the identified housing needs. This recognition of limitations is critical during this period of uncertainty in both the public and private sectors. Fiscal resources at all governmental levels are limited and uncertain and the private

marketplace is currently facing a challenging economic climate. As a result, the ability of Modoc County and private industry to achieve these objectives, as stated in this document, may be affected. Therefore, it is intended that this Housing Element be reviewed annually as required by state law in order to remain relevant and useful to decision makers, the private sector, and the residents of Modoc County.

California Government Code § 65589(a)(1) states that a county is not expected to spend local revenue for the construction of housing, housing subsidies or land acquisition, as may be identified as objectives of this Housing Element. In compliance with state law, it is Modoc County's responsibility to:

- Provide adequate, appropriately zoned sites to meet the existing and projected housing needs of all economic segments of the community;
- Eliminate constraints to the private development of a supply of housing to meet the needs of all economic segments of the community; and
- Facilitate the actions required of the development industry in providing an adequate supply of housing.

## **G. PUBLIC PARTICIPATION**

Public participation in preparation of the Housing Element is required under California Government Code § 65588(c). This Housing Element was developed through the combined efforts of County staff, the Planning Commission, the Board of Supervisors and the County's consultant. Public input was received through a kick off workshop conducted with the Board of Supervisors and Planning Commission on June 23, 2020 and a second with the Planning Commission on November 18, 2020 to review the draft document. During a third public hearing held on [REDACTED], the Planning Commission reviewed the final draft of the Housing Element and recommended adoption to the Board of Supervisors. During a noticed public hearing on January 12, 2021, the Board of Supervisors adopted the Housing Element. To expand public outreach and understand public preferences, a housing survey was conducted. Details of the public participation program, including reference notices and documents and a more detailed explanation, are found in Appendix A of this document.

Modoc County will actively engage the community in the progress of the Housing Element implementation, including specifically working with developers, service providers and other community interests to accomplish the various implementing programs.

***This section to be expanded when public comments are received and responded to, and once survey results have been assembled. This will include comments made by Legal Services of Northern California.***

## **H. STATE OF CALIFORNIA, DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, REVIEW**

HCD reviewed the draft document and determined that it complies with all statutory requirements of state Housing Element law.

## CHAPTER 3: HOUSING NEEDS ASSESSMENT

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To adequately plan for any occurrence, change or improvements, it is necessary to fully understand present conditions and the past trends that led to the current environment. The same holds true for housing – a successful strategy must be preceded by an adequate assessment of the community and regional environment. This chapter discusses the components of housing needs, which include the trends in the Modoc County population, households, employment base and the type of housing units available.

The analysis that follows is divided into four major subsections:

1. ***Demographic Characteristics*** examines Modoc County in terms of individual persons and identifies population trends that may affect future housing needs.
2. ***Employment Characteristics*** denotes primary income sources and levels by occupation.
3. ***Household Characteristics*** explores Modoc County by families, households or living groups to see how past and expected household changes will affect housing needs.
4. A review of the ***Housing Stock Characteristics*** discloses the housing environment in Modoc County as a whole and details availability, affordability and condition.

Information within these subsections is helpful to identify the programs that are needed to ensure that existing and future housing stock meets the shelter needs of every segment of Modoc County's population. Analysis in each of these subsections provides a database upon which decisions concerning programs and policies for the provision of adequate housing are made.

### A. DEMOGRAPHICS CHARACTERISTICS

#### POPULATION

Historically the number of county residents has increased from a population of just over 5,000 in 1900 to 9,570 in 2020, including Alturas (see Table 3-1). Between 1990 and 2020, population has been in decline. Previously these trends were related to job creation and loss. The noticeable population decline started in 2000 with out-migration added to the list of reasons for population decline. It is important to note that when examining percentage changes in population for Modoc County they can appear large because of the small population, but translate to low numeric figures.

The significance of the population change in Modoc County is in age composition. This demographic growth is almost all from early and near retired persons. Projections by the Center for Economic Development estimate that by 2015, persons 60-69 years of age will be the 10-year age group with the highest increase in Modoc County. Between 2010 and 2015, the 65+ age group increased from 18.7% to 21%. All other age groups are in decline with the most significant being in the pre-school age group. Collectively, the 20-44 age group (child bearing ages) has also experienced a significant decline. The data is consistent with the lack of employment diversity and total employment in Modoc County. The change is further fueled by

the disparity of housing prices between other areas and low interest rates that escalated values in urban areas allowing persons to capture their equity and retire sooner.

However, as the current “retiree” population matures, the need for more technologically advanced medical services increases. Without a number of these services available in Modoc County, some retirees are forced to relocate in order to live closer to needed medical resources. In addition, an aging population naturally has a higher mortality rate.

This population trend is generally followed in the unincorporated portion of Modoc County. However, current figures reflect that the unincorporated portion of Modoc County includes a greater share of Modoc County’s total population. Between 1990 and 2000, the population in the unincorporated portion of the County declined by 233 (-2.4%) and between 2014 and 2018, the County as a whole overall lost population. Alturas, the only incorporated community in Modoc County, also lost population.

<b>Table 3-1. Modoc County / City of Alturas – Population Change from 2010 to 2020</b>									
<b>Year</b>	<b>Modoc County*</b>			<b>City of Alturas</b>			<b>Total County</b>		
	<b>Population</b>	<b>#</b>	<b>% Change</b>	<b>Population</b>	<b>#</b>	<b>% Change</b>	<b>Population</b>	<b>#</b>	<b>% Change</b>
2010	6,859	N/A	N/A	2,827	N/A	N/A	9,686	N/A	N/A
2014	6,768	-91	-1.30	2,868	41	1.45	9,636	-50	-0.51
2015	6,730	-30	-0.44	2,887	19	0.66	9,617	-19	-0.2
2016	6,725	-5	Neg.	2,900	13	0.45	9,625	8	0.08
2018	6,744	19	0.28	2,868	-32	-1.10	9,612	-13	-0.13
2019	6,788	-44	-0.60	2,849	-19	-0.60	9,637	25	0.20
2020	6,744	-44	-0.60	2,826	-23	-0.80	9,570	-67	-0.60

\* Modoc County (Unincorporated)  
Source(s): DOF (Table E-1).

## AGE

Housing needs in the community are determined in part by the age characteristics of its current and future residents. Each age group tends to have distinct lifestyle, family type and size, income levels and housing preferences. As people move through each stage, their housing needs and preferences also change. As a result, evaluating the age characteristics of a community is important in determining and addressing housing needs.

Population change in Modoc County is unique according to age group. An analysis of population change by age shows that nearly all of the population growth from 2010 to 2019 has been in the 65+ age group. County wide in 2015, the 65+ age group comprised 22.6% of the total population. In 2019, that figure increased to 25.7%. This is a group representing people who previously moved here from urban areas either to retire early or to work in their last job/business before retirement.

This trend of locating to a new area is consistent with that happening in rural Northern California, especially after 2000 when Internet technology improved to the point that many workers could telecommute to work. The growth trend in this age represents those young retired people who moved to Modoc County in the last 5 to 10 years. Modoc County is an attractive place for retirees in that the cost of living is much lower than in other areas of California and in the region in general.

Other noteworthy trends include the increasing age of residents from 25-44 and the corresponding significant drop in children age 5 and under (Table 3-2). The lack of non-proprietary work opportunities in Modoc County force many young families to seek employment elsewhere. The number of older school-age children is declining (-11.2%), perhaps because some of the older immigrants still have children at home, offsetting the loss of families with parents in the 20-44 age group. The college population (20-24 age group), decreased by approximately 27% between 2015 and 2018. Population in the 45-65 age group has also decreased (-15.3%) over the 5 years shown, while projections for the population in the 65+ age group has increased. This decline is shown in Table 3-2. The senior population and the young adult population are the only age groups that have increased.

In particular, Modoc County will need to address an ever-increasing elderly population. It should also develop strategies to attract a younger population and workforce. This can only be accomplished with new job growth geared to the needs of the workforce. It would appear for Modoc County that growth in the healthcare sector would be an obvious need in the near future.

<b>Table 3-2. Modoc County (unincorporated) – Age Distribution</b>					
<b>Age Groups</b>	<b>2015</b>		<b>2018</b>		<b>% Change 2015-2018</b>
	<b>Persons</b>	<b>%</b>	<b>Persons</b>	<b>%</b>	
Preschool (ages <5)	404	4.4	402	4.5	-
School Age (5-19)	1,701	18.4	1511	16.9	-11.2
College Age (20-24)	345	3.8	252	2.8	-27.0
Young Adults (25-44)	1,723	18.8	1988	22.2	+15.4
Older Adults (45-64)	2,943	32.1	2492	27.9	-15.3
Seniors (65+)	2,068	22.6	2293	25.7	+10.9
<b>Total</b>	<b>9,184</b>	<b>100.0</b>	<b>8,938</b>	<b>100.0</b>	<b>-9.0</b>
<i>Source(s): U.S. Census Bureau (2018 ACS, Table DP05).</i>					

## **RACE AND ETHNICITY**

Different racial and ethnic groups often have different household characteristics, income levels and cultural backgrounds, which may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for “housing problems” as defined by the U.S. Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden. According to these studies, perceptions regarding housing density and overcrowding tend to vary among different

racial and ethnic groups, especially within cultures that prefer to live with extended family members, household size and overcrowding also tend to increase. Table 3-3, below, summarizes the ethnicity of Modoc residents.

The majority of Modoc County residents are White (90.0%) based on the U.S. Census Bureau in 2018. Generally speaking, the only other defined group that experienced an increase (14.5%) during this 5-year period are those of Hispanic origin. Due to the larger family size characteristic of this group, a greater demand is expected for larger housing units with more bedrooms.

Race / Ethnicity	2015		2018	
	Persons	%	Persons	%
White	8,282	90.2	8,046	90.0
Black or African American	47	0.5	149	1.7
American Indian and Alaskan Native	330	3.6	298	3.6
Asian, Native Hawaiian, Pacific Islander	103	1.1	146	1.7
Some Other Race	96	1.0	52	0.06
Two or More Races	326	3.5	247	2.9
<b>Total</b>	<b>9,184</b>	<b>100.0</b>	<b>8,938</b>	<b>100.0</b>
<b>Hispanic Origin (of any race)</b>	<b>1,345</b>	<b>14.6</b>	<b>1292</b>	<b>14.5</b>
<i>Source(s): U.S. Census Bureau</i>				

## EDUCATION

The education level of a jurisdiction’s population can serve as an indicator of its educational and employment opportunities, as well as the earning potential of its population. Data collected from the 2018 Census indicates over 32% of Modoc County residents graduated from high school and that only about 10% possess a bachelor’s degree or higher. Modoc County resident education levels are lower than that of the state overall (85.6% graduated from high school and 26.6% held a bachelor’s degree or higher). Table 3-4 summarizes the education levels of Modoc County residents.

The level of educational attainment level in the unincorporated County suggests a lack of professional employment opportunities and lower earning potential. The relatively high percentage of the population with less than a 12<sup>th</sup> grade education likely reflects employment opportunities in the agricultural/agricultural-support sectors.

<b>Table 3-4. Modoc County (unincorporated) – Education 2018</b>		
	<b>Persons</b>	<b>%</b>
<b>Population 25 years and over</b>	<b>6,773</b>	<b>100.0</b>
Less than 9 <sup>th</sup> grade	476	7.0
9 <sup>th</sup> to 12 <sup>th</sup> grade (no diploma)	498	7.4
High school graduate (includes equivalency)	2,185	32.3
Some college (no degree)	1,765	26.0
Associate’s degree	771	11.3
Bachelor’s degree	706	10.4
Graduate or professional degree	372	5.5
High school graduate or higher	5,799	85.6
Bachelor’s degree or higher	1,078	15.9
<i>Source(s): U.S. Census Bureau (2018 ACS)</i>		

## **B. EMPLOYMENT CHARACTERISTICS**

Modoc County is dependent upon federal, state and local governments to provide a majority of livable wages in Modoc County. The only continued job growth in Modoc County has been from new non-farm proprietors. Due to the small size of Modoc County’s economy, the data cannot be analyzed in more detail so that confidential information from local business owners is protected.

### **CURRENT ECONOMIC DEVELOPMENT ACTIVITIES**

Superior California Economic Development (SCED) is a four county (Modoc, Shasta, Siskiyou and Trinity) Economic Development District that offers communities and businesses within the four counties information on Demographic and Economic Information, Microenterprise Development Programs, Technical Assistance Projects and Community Planning and Strategizing. SCED has helped individuals by providing the important tools necessary to plan, start and operate small and home-based businesses. Workshop graduates may apply for a loan for business start-up activities through SCED’s Microloan Program.

Because Modoc County is an isolated area, the population influx of inter-county or inter-state, labor migration is less than significant. The largest place in Modoc County is Alturas which is 100 miles from the nearest significant employment center of Klamath Falls, Oregon. It is likely there is a small amount of commuting to and from Oregon from the New Pine Creek area on U.S. Highway 395 (north to Lakeview) and in the Newell area on State Highway 139 (north to Klamath Falls). Therefore, job change in Modoc County has a direct effect on housing demand, and housing demand is affected little by job growth in neighboring counties.

Over the past 10 years, unemployment rates within Modoc County have largely mirrored those within California. However, the unemployment rate within Modoc County has averaged significantly higher than the state’s average.

The largest sector within Modoc County is Government, which represented nearly 40% of all employment in 2015. Other significant sectors include Crop and Animal Production (Agriculture) and Retail Trade. Over the past 5 years, Agriculture and Professional, Scientific and Technical Services added the most jobs with 58 and 30, respectively. Modoc County’s top occupations include Office and Administrative Support and Farming, Fishing, and Forestry occupations. The top occupations in Modoc County are projected to decline or experience minimal growth.

**Agriculture** – The Agriculture sector is the second largest industry sector within Modoc County. It has experienced growth since 2010 and, while it is projected to remain flat through 2024, the location quotient for the sector is 11.93. This indicates that employment within the industry is highly concentrated within Modoc County as compared to other regions within the US. Thus, it is a significant economic sector for Modoc County. Significant subsectors include Crop Production, Support for Crop Production and Animal Production. Key occupations within Agriculture for Modoc County include: Farmworkers and Laborers, Crop, Nursery, and Greenhouse and Farmers, Ranchers, and Other Agricultural Managers. The median wage for Farmworkers and Laborers, etc., is \$12.99 per hour. However, the median wage for Farmers, Ranchers, and Other Agricultural Managers is \$21.61 per hour.

**Tourism** – The Tourism sector falls across several business categories including Hotels and Restaurants; Travel Agencies and Tour Operators; Arts, Entertainment and Recreation; and Sightseeing Transportation. Within Modoc County, the largest subsector is Restaurants and Other Eating Places. Key occupations for the Tourism sector primarily fall within food service: Cooks; Fast Food and Counter Workers; and Waiters and Waitresses. The median hourly wage for these occupations is around \$13.90/hr.

Table 3-5 summarizes the civilian labor force information for Modoc County obtained from the State Employment Development Department records.

<b>Table 3-5. Modoc County Labor Force</b>						
	<b>Modoc County</b>		<b>City of Alturas</b>		<b>State of California</b>	
	<b>Persons</b>	<b>%</b>	<b>Persons</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
In Civilian Labor Force*	3,494	46.5	1,149	52.4	19,485,061	63.5
Employed	3231	43.0	1073	48.9	17,993,915	58.2
Unemployed	263	3.5	76	3.5	1,491,146	4.8
Not in Labor Force*	4,012	53.5	1,044	47.6	11,297,281	36.5
<b>Population 16 years and over (excluding Armed Forces)</b>	<b>7,506</b>	<b>100.0</b>	<b>2,193</b>	<b>100.0</b>	<b>30,782,342</b>	<b>100.0</b>
* This counts Civilian Labor Force only as neither the County nor the City has Armed Forces employment. Source(s): U.S. Census Bureau (2017 ACS)						

Table 3-6 provides an overview of employment by industry in Modoc County. It also compares the employment sectors to Alturas. Of all the employment opportunities retail trade and public administration (government) are greater in Alturas. Agriculture, forestry, fishing and hunting and mining are greater within the unincorporated area of Modoc County. All other sectors appear to be equally available within each jurisdiction.

<b>Table 3-6. Employment by Industry 2016</b>						
<b>Industry</b>	<b>Modoc County</b>		<b>City of Alturas</b>		<b>Unincorporated County</b>	
	<b>Persons</b>	<b>%</b>	<b>Persons</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
<b>Civilian Employed Persons 16 years and over</b>	<b>3,531</b>	<b>100.0</b>	<b>1,092</b>	<b>100.0</b>	<b>2,439</b>	<b>100.0</b>
Agriculture, Forestry, Fishing and Hunting, and Mining	671	19.3	117	10.7	554	22.7
Construction	220	6.9	45	4.1	175	7.2
Manufacturing	66	2.6	18	1.6	48	2.0
Wholesale Trade	105	1.7	65	6.0	40	1.6
Retail Trade	351	10.6	171	15.7	180	7.4
Transportation and Warehousing, and Utilities	171	2.7	36	3.3	135	5.5
Information	62	1.8	37	3.4	25	1.0
Finance, Insurance, Real Estate, and Rental and Leasing	38	0.5	15	1.4	23	0.9
Professional, Scientific, Management, Administrative and Waste Management Services	171	4.8	41	3.8	130	5.3
Educational, Health and Social Services	994	28.2	269	24.6	725	29.7
Arts, Entertainment, Recreation, Accommodation and Food Services	252	7.1	103	9.4	149	6.1
Other Services (except Public Administration)	164	4.6	62	5.7	102	4.2
Public Administration	266	7.5	113	10.3	153	6.3

*Source(s): U.S. Census Bureau (2012-2016 ACS, Table DP03); HCD 6<sup>th</sup> Cycle Data Package.*

Table 3-7 lists the top 25 major employers in Modoc County by name, locality and industry. Thirteen of the top 25 employers in Modoc County are located in Alturas. Those industries in Alturas include: schools, ranches, casinos retail grocers, county government offices, hospitals federal government offices, social service and welfare organizations fire and convalescent homes.

<b>Table 3-7. Modoc County (including Alturas) – Major Employers 2020</b>			
<b>Employer (in alphabetical order)</b>	<b>Location</b>	<b># of Employees</b>	<b>Industry</b>
10-A District Agriculture Assn	Tulelake	20-49	Government Offices-State
Alturas Elementary School	Alturas	50-99	Schools
Alturas Ranches	Alturas	20-49	Ranches
Big Valley Ranger District	Adin	50-99	Government Offices-U.S.
Crop Product Service	Tulelake	50-99	Agricultural Products
Desert Rose Casino	Alturas	20-49	Casinos
Dollar General	Alturas	20-49	General Retail
Grocery Outlet	Alturas	50-99	Grocery Store
Holiday Quality Foods	Alturas	20-49	Grocers-Retail
John Cross Potatoes	Tulelake	20-49	Potatoes-Wholesale
Modoc County Alcohol & Drug	Alturas	20-49	Government Offices-County
Modoc High School	Alturas	50-99	Schools
Modoc Medical Center	Alturas	00-249	Hospitals
Modoc Middle School	Alturas	50-99	Schools
Modoc National Forest	Alturas	100-249	Government Offices-U.S.
Modoc Unified School	Alturas	50-99	Schools
Rite Aid	Alturas	20-49	Pharmacy and Retail
Surprise Valley Health Care	Cedarville	100-249	Hospitals
Surprise Valley Hospital	Cedarville	50-99	Hospitals
Teach, Inc.	Alturas	50-99	Social Service and Welfare Organizations
Tulelake Basin Elementary School	Tulelake	20-49	Schools
Tulelake High School	Tulelake	20-49	Schools
Tulelake Horseradish Growers	Tulelake	20-49	Associations
Tulelake-Butte Valley Fair	Tulelake	20-49	Fairgrounds
U.S. Fire Dispatch	Alturas	20-49	Fire Departments
Warnerview Skilled Nursing	Alturas	100-249	Convalescent Homes
<i>Source(s): EDD, 2019 America's Labor Market Information System Employer Database, 2<sup>nd</sup> Edition.</i>			

In 2010, there were 3,820 people in the workforce. In 2020 there are 3,030, a decrease of 790 jobs or 30.6% decrease in 10 years. This decline represents a significant decrease in employment.

Tracking monthly unemployment trends reveals seasonal changes in the level of employment. In Modoc County there have general been, on average, significant declines in unemployment from April/May through October/November. During this period, unemployment has dropped from a high of over 14% (2014) to a low of 6.2% (2017), before it began to rise again. The consistent nature of this up-and-down pattern indicates a seasonality to employment in Modoc County, which may be largely driven by both seasonal ranching, farming and forestry-related jobs.

The highest unemployment rate in Modoc County is during the winter and early spring months of December through April. This reflects the seasonal nature of the agricultural and forestry industry. With the harsh winters contributing to these higher unemployment figures, these outdoor resource-based activities are at their low points. This also reflects the lack of a stable year-round workforce that is not seasonally impacted.

To improve economic conditions in the County Program Modoc County will continue to support agencies that provide the existing and future farm worker housing needs in Modoc County. Modoc County will continue to pursue the funding necessary to complete rehabilitate the Migrant Center in Newell, CA. Programs 9.1, 9.2 and 9.3 were created to enhance employment opportunities and stimulate economic growth in the County. Program 9.1 involves working with Superior Economic Development District (SCED) and by encouraging and cooperating with local agencies to promote economic development. Program 9.2 consists of coordinating efforts of other agencies, such as the City of Alturas and special districts to facilitate the provision of infrastructure, including sewer and water systems, to support new industrial and commercial development. Program 9.3 includes preparing a study to identify sites where new industries could locate supporting development of the new hospital in Alturas.

## **C. HOUSEHOLD CHARACTERISTICS**

The U.S. Census Bureau defines a household as all persons who occupy a housing unit. This may include single persons living alone, families related by blood or marriage, as well as unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are enumerated separately and are not counted in household population. Household type and size, income level, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents. The discussions below detail the various household characteristics affecting housing needs.

### **HOUSEHOLD GROWTH AND TENURE TRENDS**

Information collected on household type provides a good base for the analysis of a community's housing needs. Tables 3-8, 3-9 and 3-10 provide an overview of household characteristics. Table 3-8 indicates that family households decreased in Modoc County from 64.1% in 2015 to 58.1% in 2017. All other household types showed an increase. The trend is that households with families are on the decline. This trend is more than likely due to the lack of employment opportunities. While increasing numerically in 2017, married-couple families, non-family

households, householders living alone and householders 65 years and over all increased as a proportion of total Modoc County households compared to year 2015.

<b>Table 3-8. Household Type (2015-2017)</b>				
<b>Household Type (2017)</b>	<b>2017</b>		<b>2015</b>	
	<b>Person</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
<b>Total Households</b>	<b>4,064</b>	<b>100.0</b>	<b>3,678</b>	<b>100.0</b>
Family Households (Families)	2,611	64.2	2,114	58.1
Households with Children under 18	309	23.6	846	23.3
Non-family Households	746	57.1	1,524	41.8
Average Household Size	1.99		2.48	
Average Family Size	2.52		2.65	
<i>Source(s): U.S. Census Bureau (2013-2017 ACS).</i>				

## HOUSEHOLD SIZE

Trends in household size can indicate the growth pattern of a community. Average household size will increase if there is an influx of larger families or a rise in the local birth rate such as may be attributed to more children in a single family or teenage parents living at home or families living in multi-generational housing arrangements. Household size will decline where the population is aging (as is the case in Modoc County) or when there is an immigration of single residents outside childbearing age. Household size has increased more in Alturas than in Modoc County.

Modoc County has experienced very little change in household size over the last ten years. As shown in Table 3-9 the County experienced a very slight reduction in the number of households, but a slight increase in household size although this increase is virtually insignificant at only .03%.

<b>Table 3-9. Modoc County (Unincorporated) – Number of Households and Average Household Size (2010 and 2020)</b>			
<b>Total Households</b>		<b>Average Household Size</b>	
<b>2010</b>	<b>2020</b>	<b>2010</b>	<b>2020</b>
6,859	6,744	2.31	2.43
<i>Source(s): DOF, Population and Housing Estimates (Table E-5).</i>			

## HOUSEHOLD INCOME

Household income level is probably the most significant factor limiting housing choice. Therefore, income patterns have been examined carefully to assess the extent of housing need. Certain population groups (elderly, female householders, farmworkers, etc.) fall disproportionately into low-income groups, so they have been given special attention.

Median income is an important measure of a community’s wealth and ability to afford the rent or own housing. Median income is the amount that divides the income distribution into two equal groups: one group having incomes above the median, and the other having incomes below. Median family income is different from median household income. Median family income indicates income for those households with two or more related individuals, i.e., families, while median household income indicates the income of all individuals in a household, including persons living alone or with unrelated individuals. Median family income is, generally speaking, higher than median household income.

The median income data provides a comparison of current income levels in Alturas, Modoc County, and the State of California. Other data, such as lower income, which is defined as 80% of the median income level, and poverty level income, add insight as they relate to families and households in the bottom one-half of the income distribution. Calculations based on these two measures are used to determine eligibility for most housing subsidy programs.

Table 3-10 compares median family and median household income between Modoc County and Alturas. Due to employment and educational characteristics, Modoc County has a relatively low median income as compared to the State of California. Approximately 19% of Modoc County’s workforce is employed in the agricultural industry. In 2010, Modoc County’s median household income was 87% of the State’s. In 2015, the median income dropped to 68% of the State median income level. Income in Modoc County increased 3% from 2010 to 2015 to a total of \$47,838 (see Table 3-10).

<b>Table 3-10. Modoc County / City of Alturas Median Household Income</b>		
<b>Jurisdiction</b>	<b>2017</b>	<b>% of AMI</b>
City of Alturas	\$32,114	54
Modoc County	\$39,296	66
California (non-metro)	\$59,900	100

*Source(s): U.S. Census Bureau (2013-2017 ACS 5-year estimates).*

In 2017, the majority (66%) of households in Modoc County earned in excess of \$35,000 per year and approximately 35% earned in excess of \$50,000 per year. The incidence of households earning less than \$35,000 per year was far higher among renter households (74%) than owner households (24%). Table 3-11 identifies household income by tenure.

<b>Table 3-11. Modoc County (unincorporated) – Household Income for All Households and by Tenure (2015)</b>						
<b>Income Ranges</b>	<b>All Households (3,745 total)</b>		<b>Owner Households (2,769)</b>		<b>Renter Households (1,581)</b>	
	<b>Persons</b>	<b>%</b>	<b>Persons</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
Less than \$14,999	712	19.0	320	11.6	390	39.9
\$15,000 to \$24,999	509	13.6	382	13.8	127	13.0

**Table 3-11. Modoc County (unincorporated) – Household Income for All Households and by Tenure (2015)**

Income Ranges	All Households (3,745 total)		Owner Households (2,769)		Renter Households (1,581)	
	Persons	%	Persons	%	Persons	%
\$25,000 to \$34,999	580	15.5	437	15.8	144	14.7
\$35,000 to \$49,999	633	16.9	459	16.6	175	17.9
\$50,000 to \$74,999	577	15.4	473	17.1	104	10.6
\$75,000 to \$99,999	303	8.1	291	10.5	12	1.2
\$100,000 to \$149,999	386	10.3	365	13.2	21	2.1
\$150,000 or more	45	1.2	42	1.5	5	0.5
<b>Total</b>	<b>3,745</b>		<b>2,769</b>		<b>1,581</b>	

Source(s): U.S. Census Bureau (2015 ACS).

Approximately 58% of households are owner occupied. By comparison, 74% of all households were owner occupied in the year 2000 (see Table 5 from the 2009-2014 Housing Element). This trend in lower ownership patterns is expected to continue through the next decade unless job growth significantly increases. Together with mortgage rates and loaning requirements increasing this will have a dampening effect on home ownership growth.

### OVERCROWDED HOUSEHOLDS

Although there is more than one way of defining overcrowded housing units, the definition used in the Housing Element is 1.01 or more persons per room, the same definition used in the 2000 and 2010 Censuses. 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.

The U.S. Census Bureau considers a housing unit to be overcrowded when there is more than one person per room, excluding kitchen and bathrooms. As shown in Table 3-12, over-crowding is almost non-existent in Modoc County with only 2.6% of households experiencing a level of overcrowding. To compare, overcrowding is more significant within the state (California) with 15.2% of the total households in overcrowded situations. The vast majority of the overcrowded households in Modoc County, 3.1% were owner occupied.

**Table 3-12. Modoc County (unincorporated) – Overcrowded Households (2016)**

Occupants Per Room	All Households (2,340)		Owner (1,915)		Renter (425)	
	Persons	%	Persons	%	Persons	%
1.00 or Less	2,273	97.1	1,854	96.8%	419	98.6

Overcrowded (1.01 to 1.50)	61	2.6	61	3.1%	0	0.0
Severely Overcrowded (1.51 or more)	6	0.02	0	--	6	0.01
<b>Total Severely Overcrowded</b>	<b>6</b>	<b>0.02</b>	<b>0</b>	<b>--</b>	<b>6</b>	<b>0.01</b>
<i>Source(s): U.S. Census Bureau (2012-2016 ACS); HCD 6<sup>th</sup> Cycle Data Package.</i>						

## OCCUPIED HOUSING UNITS

Table 3-13 shows total owner-occupied housing units and renter-occupied housing units in Modoc County in 2010 and 2016. The U.S. Census Bureau, 2010 Census and 2012-2016 ACS, reported that the total number of occupied housing units in Modoc County was 3,670, including 2,740 (74.7%) that were owner-occupied and 930 (25.3%) that were renter-occupied in 2016.

<b>Table 3-13. Modoc County (unincorporated) – Occupied Housing Units (2012 and 2016)</b>					
Year	Total	Owner Occupied		Renter Occupied	
		Total	%	Total	%
2010	3,977	2,792	70.2	1,185	29.8
2016	3,670	2,740	74.7	930	25.3
<i>Source(s): U.S. Census Bureau (2012 -2016 ACS); HCD 6<sup>TH</sup> Cycle Data Package.</i>					

From 2010 to 2016, the percentage of owner-occupied housing units in unincorporated Modoc County increased slightly by 4.5%. Whereas, renter occupied units decreased by 4.5%. The number of owner-occupied housing units decreased by 52 units and the number of rental units decreased by 255 units.

## HOUSEHOLDS BY TENURE AND AGE

Table 3-14 shows the age and tenure of residents in unincorporated Modoc County. Seniors age 65+ represent the largest set of owner-occupied households with 43.5%, followed by adults aged 45-64. With rental households, those 45-64 years old are the largest group at 40.2% occupying rental households and seniors occupy 13.9% of the rental housing in unincorporated Modoc County.

<b>Table 3-14. Households by Tenure and Age – Modoc County (unincorporated) and 2016</b>				
Householder Age	Owner Occupied		Renter Occupied	
	Amount	%	Amount	%
15-24	0	0.0	35	8.3
25-44	320	16.7	160	37.6
45-64	762	39.8	171	40.2

<b>Table 3-14. Households by Tenure and Age – Modoc County (unincorporated) and 2016</b>				
<b>Householder Age</b>	<b>Owner Occupied</b>		<b>Renter Occupied</b>	
	<b>Amount</b>	<b>%</b>	<b>Amount</b>	<b>%</b>
65+	833	43.5	59	13.9
<b>Total</b>	<b>1,915</b>	<b>100.0</b>	<b>425</b>	<b>100.0</b>
<i>Source(s): U.S. Census Bureau (2012-2016 ACS); HCD 6<sup>TH</sup> Cycle Data Package (Table 6).</i>				

**D. HOUSING STOCK CHARACTERISTICS**

Table 3-15 identifies total housing units for Modoc County over the past decade (2010 to 2020). Since 2010, there has been a net increase of 87 housing units. This is fewer than 10 per year during that time period. This factor suggests a stagnant housing market and very little demand for new housing. Together with the lack of overcrowding, it demonstrated very little demand and a very stagnant local economy and job market.

<b>Table 3-15. Modoc County – Total Housing Units (2010-2020)</b>		
<b>Year</b>	<b>Total</b>	<b>Change (year to year)</b>
2010	5,192	--
2011	5,202	+10
2012	5,239	+37
2013	5,239	0
2014	5,241	+2
2015	5,238	-3
2016	5,252	+14
2017	5,262	+10
2018	5,268	+6
2019	5,272	+4
2020	5,279	+7
<b>Total Net New Units</b>		<b>87</b>
<i>Source(s): DOF (Table E-5, Housing Estimates).</i>		

**HOUSING INVENTORY**

The County’s overall housing inventory (excluding Alturas) grew by about 2.3% (or by 89 units) over the past decade. Most of this growth consisted of increases in single-family, detached units

(49 units). Beyond the building of new single-family homes, there was no change in the number of multiple family units, (both duplexes and multifamily units). Also, there was a slight increase of 23 mobile home units in the County. Table 3-16 provides an overview of the housing stock in Modoc County.

<b>Table 3-16. Modoc County – Housing Inventory by Year (2010 and 2020)</b>						
Housing Unit Type	2010		2020		Difference	
	Units	%	Units	%	Units	%
<b>Total Housing Units</b>	<b>3,785</b>	<b>100.0</b>	<b>3,874</b>	<b>100.0</b>	<b>89</b>	<b>2.3</b>
1-Unit Detached	2,818	74.4	2,867	74.0	49	1.3
1-Unit Attached	67	1.8	84	2.2	17	0.4
2 to 4 Units	35	0.9	35	0.9	0	0.0
5+ Units	30	0.8	30	0.8	0	0.0
Mobile Home	835	22.1	858	22.0	23	0.6

*Source(s): DOF (Table E-5, Housing Estimates 2020).*

## RESIDENTIAL CONSTRUCTION TRENDS

Table 3-17 demonstrates that the vast majority (99.9%) of housing units in Modoc County were built before 2010. Table 3-17 also indicates that the majority (32%) of Modoc’s housing stock was built since 1980. The largest period of home construction occurred from 1960 to 2000, when approximately 49% of the County’s current housing stock was constructed. There were 1,514 units or 40.4% constructed before 1960. By 2020, over 90% of Modoc County’s current housing stock will be over 40 years old. This indicates the potential need for rehabilitation and general maintenance of these units in the near future.

<b>Table 3-17. Modoc County – Age of Housing Stock</b>		
Year Built	Units	%
2014 or later	0	0.0
2010 to 2013	4	0.1
2000 to 2009	397	10.6
1980 to 1999	806	21.5
1960 to 1979	1,023	27.3
1940 to 1959	686	18.3
1939 or earlier	828	22.1
<b>Total</b>	<b>3,745</b>	<b>100.0</b>

*Source(s): U.S. Census Bureau (2011-2015 ACS).*

## VACANCY

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. This establishes a relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. According to “Raising the Roof, California Housing Development Projections and Constraints, 1997-2020,” the desirable vacancy rate in a community is considered to be 5% to provide adequate housing choice. Generally, when the vacancy rate drops below 5%, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs. Alternatively, many household will choose to live in another community where housing is more affordable requiring that one or more persons in the household are forced to commute to their place of employment.

In 2010, Modoc’s total vacancy rate was 21.7% (1,128 units), compared to 30.5% (1,603 units) in 2018 (Table 3-18). The vacancy rate is considered very high and continues to increase. The greater percentage of those units are used for seasonal, recreational or occasional occupancy. The number of vacant units for sale and for rent (as percentage of total vacant units) decreased minimally from 2010 to 2015. Since the vacancy rate is over 10%, there are increased housing choices for prospective renters and buyers in Modoc. The combined higher vacancy rate for both rental and ownership units further demonstrated the lack of a sustainable economy with well-paying jobs to attract workers from other areas of northern California and beyond.

Type of Unit	2010		2018	
	Units	%	Units	%
<b>Total Housing Units</b>	<b>5,192</b>	<b>100.0</b>	<b>5,263</b>	<b>100.0</b>
Occupied Housing Units	4,064	78.3	3,660	69.5
Vacant Units	1,128	21.7	1,603	30.5
- For rent	113	10.0	26	1.8
- For sale only	80	7.1	146	9.8
- Rented or sold, not occupied	28	7.9	52	3.5
- For seasonal, recreational, or occasional use	437	38.7	517	34.6
- For migratory workers	70	6.2	78	5.2
- All other vacant units	400	35.5	674	45.1

*Source(s): U.S. Census Bureau (2018 ACS, Table DP05).*

The housing stock is more than adequate to serve Modoc County, but the vacancy rate of over 10% (for rent and sale only) is unusually high. Even when factoring in the seasonal or recreational and migrant farm worker housing use of homes, the vacancy rate is tremendous. This suggests that demand for housing is very low. This low housing demand is not attributed to high costs, but instead to a stagnant economy that is losing population, employment and jobs.

## EXISTING HOUSING CONDITIONS

A housing condition assessment was provided through the U.S. Census Bureau (2018 ACS). Table 3-19, below provides the assessment. It is noted that in Modoc County there is less than 1% of the housing units without essential services (plumbing facilities, kitchen and telephone service). In general, the condition of the housing stock is good in Modoc County given the fact that 90% of the housing units are 40 years old or older in 2020. However, this level of information is not sufficient to provide an accurate understanding of Modoc County’s housing conditions.

A housing conditions survey was conducted in June 2019 for the City of Alturas which concluded that over 40% of the City’s housing stock was in “poor” or worse condition. Housing in the “poor” category consists of buildings that require significant repairs, which may include one or more of the following: a new roof, significant siding or trim repairs, extensive painting, porch or deck work, and/or window replacement. However, none of the repairs appear structural in nature, and the unit still appears to be habitable, but would not pass HUD Housing Quality Standards. repair. However, the 2019-2024 Alturas Housing Element cited a conditions survey conducted by Great Northern Inc. in 2005, which found that over 872 units or 62% of the City’s housing stock is in need of rehabilitation. Although there has not been a recent housing conditions survey conducted within the unincorporated areas of Modoc County, housing conditions in Alturas are somewhat indicative of those conditions in other areas of the County.

The poor conditions of housing in Alturas, and the County in general, relative to the lower income levels in the County, indicate a strong need of assistance for ownership and rental housing rehabilitation assistance. Several programs have been included in this housing element to develop collaborative housing rehabilitation programs between the City and the County.

<b>Table 3-19. Modoc County – Housing Conditions of Occupied Households (2018)</b>		
<b>Condition</b>	<b>Units</b>	<b>%</b>
<b>Occupied Housing Units</b>	<b>3,660</b>	<b>100</b>
Lacking Complete plumbing facilities	0	0
Lacking complete kitchen facilities	0	0
No telephone service available	34	>1%
<b>Portion of Total</b>	<b>34</b>	<b>&gt;1%</b>
<i>Source(s): U.S. Census Bureau (2018 ACS, Table DP05).</i>		

## HOUSING AFFORDABILITY

Several types of data sources are available to assess the costs and supply of housing. They include median housing value and mortgage-oriented cost in terms of available income. Other types of data include costs of housing production (including land and materials, development costs, local government fees, etc.), housing sale prices for new and existing homes, the cost of financing, and financing options. Modoc County’s housing production and acquisition costs are discussed in Chapter 4, Constraints.

## Housing Value

Value is defined as the Census respondents' estimate of the amount for which property, including house and lot, would sell if it were on the market at the time of the survey. For several years, sub-prime loans have caused a decline in the residential real-estate market. The resulting foreclosures and short sales have increased available housing inventory and led to a decrease in housing prices. Due to little demand, housing costs in Modoc County continue to decline.

## Wages and Housing Affordability

Housing affordability, for the purpose of Housing Element analysis, is a function of two primary factors:

1. The proportion of total income a household is able to reasonably be expected to expend on housing costs and still meet other essential needs (e.g., the “overpayment” threshold); and
2. The cost of available housing, in the form of mortgage payments and taxes for owner occupants or monthly rent.

Since the determination of housing need often is discussed in terms of household income categories, it is important to define the categories used in this Housing Element at the outset. HUD has established household income categories (very low-, low-, moderate- and above moderate-), based on a household's earnings relative to Modoc County's median household income, as defined below:

- Very low-: 50% of median County income or below (this category includes extremely low-income)
- Low-: 51% to 80% of median County income
- Moderate-: 81% to 120% of median County income
- Above moderate-: More than 120% of median County income

The determination of housing affordability within each defined income category is based on a household's annual income and the number of persons in that household. Table 3-20 provides the annual income limits for each income category for households of various sizes. Affordability of housing for each income category is typically based on income limits for a four-person household. (Note: These income levels have been established by the HCD as limits for qualification for certain state programs and do not necessarily reflect household incomes within Modoc County.)

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low-	\$14,700	\$17,240	\$21,720	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
Very Low-	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150
Low-	\$39,150	\$44,750	\$50,350	\$55,900	\$60,400	\$64,850	\$69,350	\$73,800

Moderate- (Median Income)	\$49,500	\$56,550	\$63,650	\$70,700	\$76,350	\$82,000	\$87,650	\$93,300
Above Moderate-	\$59,400	\$67,900	\$76,350	\$84,850	\$91,650	\$98,450	\$105,200	\$112,000
<i>Source(s): 2020 HCD</i>								

Affordability is based on a household paying up to 30% of their monthly income toward housing. Compared to the median rental rates in Table 3-21, housing costs in Modoc are not affordable to smaller households in the extremely low- and most of the very low-income households, but are affordable to most low-income households. As noted above, income is not necessarily correlated to household size. Based on the 2010-2015 Rental Market Study conducted over 75% of the rental units surveyed in Modoc were unaffordable to very low-income households (refer to Appendix B). Moderate and above-moderate income households can generally afford the median rent and sales prices.

<b>Table 3-21. Modoc County (unincorporated) – Gross Rental Housing Costs Ranges 2010-2015</b>				
Rent Value Ranges	2010		2015	
	Units	%	Units	%
Less than \$500	440	40.8	244	28.6
\$500 to \$999	517	48.1	497	58.2
\$1,000 to \$1,499	64	5.9	91	10.7
\$1,500 to \$1,999	551	5.1	--	--
\$2,000 to \$2,499	--	--	22	2.6
\$2,500 to \$2,999	--	--	--	--
\$3,000 or more	--	--	--	--
No Cash Rent	111	--	124	--
<b>Total</b>	<b>1,076</b>	<b>100.0</b>	<b>--</b>	<b>100.0</b>
Median Gross Rent	\$560	--	\$653	16.6
<i>Source(s): U.S. Census Bureau (2010, 2011-2015 ACS).</i>				

## Housing Market Analysis

**Background** – Price Consulting Services conducted a housing market study for both ownership and rental housing that included updating a comprehensive survey of ownership housing in Alturas and in the Modoc County areas in June 2017, to October 23, 2020 (see Appendix B).

**Home Ownership Market** – Using Multiple Listing Service and talking with several realtors in the area, this analysis covered residential sales over the last five years, including combined and segregated sales between the County and the City of Alturas. In 2017, the median home price in Modoc County was \$230,000, but there were only 60 listings at that time. The median home price

now is less than \$160,000, and an increase to 85 listings. However, there are many more homes for sale in Alturas as compared to unincorporated areas of the County and home values are about 50% less in Alturas. Home sales in Modoc County have been trending down since 2017 by about 6.3% annually. Since there is an excess supply of homes listed on the market comparatively with demand, actual sales prices are expected to be much less than the listed prices noted in the current housing market information discussion.

With population reductions in the County, followed by reduced demand for housing, and with an increase in housing units for sale, the overall cost of ownership housing has declined. As referenced in the rental unit study, there may be a stronger demand for rental units,

***Ownership Affordability*** – According to the HCD Affordability Calculator, a home that is sold for less than \$126,300 in Modoc County would be affordable to a family of two. As referenced in the market study, about 60% of the houses for sale would be in the range affordable to low-income families. A household that sold a home in another housing market in most other areas in California and coming into Modoc’s less expensive housing market, would have more money to put down on a house and therefore be able to afford one that theoretically would be out of reach in a different location with a different housing market. So, this increase in affordability could generate a larger buyers’ market, who are looking to retire or interested in a less expensive housing expense.

***Rentals and Affordability*** – Gross rent is defined as the summation of rent, plus the estimated average monthly cost of utilities and fuels, if these items are paid for by the renter. As illustrated in Table 3-20, median gross rent in Modoc in 2010 was \$560 and increased to \$653 in 2015, (up 16.3%). By comparison, during that same time period rental rates in Alturas increased by about 25%. Based on the current rental market, rents continue to increase.

***Rental Market*** – The majority of residential rentals in Modoc County are located within Alturas. These consisted of a variety of single-family (both stick build and manufactured), duplex, apartments and a couple of mobile homes. The rental market in Modoc County, outside of Alturas was limited to single family homes with a few apartment units located in Cedarville. Although there are a large number of homes renting at rates affordable to lower income families (generally less than \$700/month), there were no rentals available at this rate. The few rentals that were available on October 23, 2020, ranged in rents from \$734 to \$1,050. Median gross rent increased from \$560 to over \$800 per month in 2020, making new families coming into Modoc County unaffordable to lower incomes.

Due to limited available water and sewer infrastructure within this rural County, there were only 6 apartment units identified in Modoc County (outside of Alturas), located in Cedarville. Only 2 single-family houses were identified for available rent outside of Alturas. The only mobile homes found to be available for rent were located within the City of Alturas. The apartments were affordable to low-income families.

Table 3-22 provides examples of typical wages in Modoc County for several common occupations. These occupations are representative of jobs available in Modoc County. It should be noted that mean annual earnings for each occupation are based on full-time employment (not including employer funded benefits) and do not reflect what a part-time worker, such as those employed in the retail, restaurant, and fast-food industries, would earn annually. Wage data is provided to assist

in a comparison of a household’s earnings with typical housing costs in Modoc County. This illustrates the need to provide for housing to Modoc County’s workforce including those in the lower income category.

<b>Occupation</b>	<b>Mean Hourly Wage</b>	<b>Mean Annual Earnings</b>
Farmworker and Laborers	\$13.47	\$28,020
Firefighter	\$24.48	\$50,916
Medical Assistant	\$19.51	\$40,574
Automotive Mechanic	\$25.03	\$52,063
Office Assistant	\$17.92	\$37,284
Forrester	\$31.50	\$65,526
Retail Salesperson	\$16.73	\$34,811
Bus Driver	\$20.26	\$42,131
Carpenter	\$34.30	\$71,358
Postal Services, Mail Carrier	\$24.60	\$51,172
Middle School Teacher	\$34.33	\$74,770
Cook	\$13.94	\$28,986
Truck Driver	\$23.90	\$49,711

*Source(s): U.S. Department of Labor, Occupational Employment (January 2020) 1<sup>st</sup> Quarter, for Northern Mountains Region, including Modoc County.*

Table 3-23 shows the maximum rents and sales prices, respectively, that are affordable to very low-, low-, moderate- and above moderate-income households. Affordability is based on a household spending 30% or less of the total household income for shelter. Affordability is also based on the maximum household income levels established by HCD (Table 3-20). The annual income limits established by HCD are based on those used by HUD for administering the Section 8 program. The maximum affordable sales price is based on the following assumptions: 4% interest rate, 30-year fixed-rate loan, 10% down-payment for extremely low-, very low- and low-income households (plus mortgage insurance), 20% down-payment for moderate- and above moderate-income households, 1.125% property tax and assessments, and 0.35% homeowners’ insurance.

In order to provide an idea of affordable housing costs by income group, affordable home sales prices are estimated for 2-person households and four-person households (see Table 3-24). Modoc County’s median home sales price of \$152,300 is within reach of moderate-income families in a 2-person household. However, there is currently a large number of homes for sale affordable to lower income families; selling for less than \$111,000.

<b>Table 3-23. Maximum Mortgages (2019)</b>		
<b>Income Group</b>	<b>2 Person</b>	
	<b>Affordable Home Sale Price*</b>	<b>Monthly Housing Cost</b>
Extremely Low-	\$ 31,500	\$ 334
Very Low-	\$ 71,300	\$ 625
Low-	\$111,000	\$ 915
Moderate-	\$134,571	\$1,511
Above Moderate-	\$227,700	\$1,769

*\* Maximum affordable sales price is based on the following assumptions: 4.125% interest rate, 30-year fixed-rate loan, 10% down-payment for extremely low-, very low- and low- income households (plus mortgage insurance), 20% down-payment for moderate- and above moderate-income households, 1.125% property tax and assessments, 0.35% homeowners' insurance and 0.52% mortgage insurance.*

<b>Table 3-24. Maximum Monthly Rent (2019)</b>	
<b>Income Group</b>	<b>2 Person</b>
	<b>Affordable Home Sale Price*</b>
Extremely Low-	\$ 334
Very Low-	\$ 626
Low-	\$1,063
Moderate-	\$1,636
Above Moderate-	+\$1,637

*\* Maximum rent including utilities.*

An online ([www.mlcalc.com](http://www.mlcalc.com)) mortgage rate calculator was used to provide the various monthly housing costs values in Tables 3-23 and 3-24. The actual rates “reported” as calculated were approximately +/-4%. Homeowners (hazard) insurance is also extremely variable. Many factors influence the total annual cost of this insurance. These factors include, but are not limited to location, size of home, construction materials used, distance to fire station, rating of that fire station, distance from a fire hydrant, proximity to wild land fire areas, etc. The 0.35% provided in Table 3-25 is taken from the Federal Reserve Board and is considered an “average” value.

## Lower Income Households

According to 2015 Comprehensive Housing Affordability Strategy (CHAS) housing data the County income by household is as follows:

- Above Moderate-Income: 1,425 (38%)
- Moderate-Income: 385 (10%)
- Low-Income: 855 (23%)
- Very Low-Income: 455 (12%)
- Extremely Low-Income: 620 (17%)
- **Total Households: 3,745 (100%)**

## Highlights

- 1,930 lower income households consist of over 51% of all households in the in Modoc County (including Alturas).
- 2,765 or over 73% of the County’s households were ownership.
- 1,225 or 32.7% of these ownership households were low-income.
- 250 or 6.7% of the ownership households were extremely low-income.
- 980 households were renters of which 705 or 18.8% were low-income.
- 730, or 9.9% of these renter households were extremely low-income.

## Overpayment

Affordability, as defined in State Health and Safety Code § 50052.5, allows a higher-than-30% level (generally set at 35%) for owner-occupied housing, in recognition of the willingness of homeowners to sacrifice other disposable income for the benefits of home ownership. This criterion applies only to the upper third of the low-income households that earn 70% or more of the median income and to owner-occupants.

HCD housing data provides further insight to affordability when reviewing the number of households identified as paying more than 40% of their monthly income for shelter cost. This condition is referred to as “overpayment,” which compares the total housing cost for a household to the ability of that household to pay. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

Highlights of overpayment considerations in Modoc County are as follows (refer to Table 3-25):

- 75% of renters and 27% of owners are paying over 30% of their income on housing. Lower income households have much higher overpayment rates than moderate- and above moderate-income households.
- Collectively, lower-income households, those earning between 30% and 80% of the Area Median Income (AMI), currently overpay at the highest rate (51%).
- 15.9% of the lower-income group pay more than 50% of their income for housing (considered extremely-low income). Owner-occupied households in this income group have a higher rate of overpayment of 8.3% as compared to renter-occupied households of 7.6%.

<b>Table 325. Modoc County Overpayment by Household</b>		
<b>Total Household Characteristics</b>	<b>Number</b>	<b>% of Total Households</b>
<b>Total Occupied Units (Households)</b>	<b>3,745</b>	<b>100.0</b>
<b>Total Renters</b>	<b>980</b>	<b>26.2</b>
<b>Total Owner</b>	<b>2,765</b>	<b>73.8</b>
Low-Income Households (0-80% of HAMFI)	1,930	51.50
Renters	705	18.8
Owners	1,225	32.7
Lower-Income HH Paying >50%	595	15.9
Renters	285	7.6
Owners	310	8.3
Lower-Income HH Paying >30%	1,050	28.0
Renters	460	12.3
Owners	590	15.8
Total Households Overpaying	1,500	40.1
Renters	735	75.0
Owners	765	27.6
<i>Source(s): 2006-2015 CHAS data set; HCD 6<sup>th</sup> Cycle Housing Element Data Package.</i>		

## **SPECIAL HOUSING NEEDS**

Household groups with special needs include seniors, developmentally and physically disabled persons, large-family households, extremely low-income families, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

### **Extremely Low-Income Households**

Households in the extremely low-income category have special housing needs because they are unlikely to find market-rate housing that is affordable at any price. Extremely low-income households may be homeless or in danger of being homeless because of their inability to find appropriately priced housing. The extremely low-income category focuses on those households that make up less than 30% of the area median income, which equates to 26,200 or less for a family of four.

Over 46% of the extremely low-income households in Modoc are paying more than 30% of their income towards housing expenses. Because of these cost burdens, extremely low-income households may require specific housing solutions, including subsidies, housing with supportive services, shared housing and/or single-room occupancy units.

For extremely low- and very low-income families who need rental assistance, the Section 8 Rental Assistance program provides a limited number of housing vouchers to those that qualify and are accepted into the program. Vouchers, in the form of direct payment to the landlord, are provided to tenants to fill in the financial gap between what they can afford to pay and the market-rate of the rental unit. Most of the County's Section 8 funding is allocated to extremely low-income families with a smaller number allocated to very low-income families. There is a waiting list of families for this program. This all indicates there is a strong demand for housing subsidies by extremely low-income families in Modoc County.

### **Seniors**

Seniors are considered persons aged 65 or older in this Housing Element. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues and networks of care to provide a wide variety of services and daily assistance.

As illustrated in Table 3-26, approximately 2,068 persons in Modoc County (22.6%) were 65 years and older in 2015. In 2018, those figures increased to 2,2293 or 26%. In 2018, there were 1,351 aged 65 to 74 (15.1%), 690 were aged 75 to 84 (7.7%), and 252 were aged 85 or older (2.8%).

From 2015 to 2018, all three (3) senior age groups increased as a percentage of Modoc's population. The 65 to 74 age group increased by 11%; the 75 to 84 age group increased by 12.6%;

and the 85 years and older age group increased by 2.7%. The overall senior population increased by 11% from 2015 to 2018;

<b>Table 3-266. Modoc County (unincorporated) – Senior Population Age (2018)</b>					
Age Ranges	2015		2018		% Change
	Persons	%	Persons	%	
65 to 74 years	1,217	13.3	1351	15.1	11.00
75 to 84 years	613	6.7	690	7.7	12.60
85 years and over	238	2.6	252	2.8	5.90
<b>Total 65 and over</b>	<b>2,068</b>	<b>22.6</b>	<b>2293</b>	<b>26</b>	<b>10.90</b>
<b>Total Population</b>	<b>9,184</b>		<b>8,938</b>		<b>-1.03</b>
<i>Source(s): U.S. Census Bureau (ACS, Table S0101).</i>					

Table 3-27, summarizes senior households in Modoc County by age and tenure. In 2016, there were 920 owner-occupied senior households age 65 and older (39.4% of all age 65-and-older households). Additionally, there were 156 renter-occupied senior households 65 years and over (6.6% of all age 65-and-over households) in 2016.

Seniors tend to prefer affordable units in smaller single-story structures, located in close proximity to health facilities, transportation, entertainment, and other services. The senior age categories continue to be a large percentage of the population in Modoc County.

<b>Table 3-27. Modoc County (unincorporated) – Senior Households by Tenure (2016)</b>				
Age Range	Owners		Renters	
	Number	%	Number	%
65 to 74 years	523	22.4	80	3.4
75+ years	397	17.0	76	3.2
<b>Total</b>	<b>920</b>	<b>39.4</b>	<b>156</b>	<b>6.6</b>
<i>Source(s): U.S. Census Bureau (2012-2016 ACS); HCD 6<sup>th</sup> Cycle Data Package.</i>				

### Large Households

Large Households are defined as those households containing 5 or more persons. Income is a major factor that constrains the ability of households to obtain adequate housing. Larger units are more expensive and most units with over 3 bedrooms are typically single-family homes, instead of multi-family rental units. Large family households are considered a special needs group because there is generally a limited supply of adequately-sized housing to accommodate their needs. Table 3-28 illustrates large households in total, by tenure, and as a percentage of all households (by tenure) in Modoc.

<b>Table 3-28. Modoc County (unincorporated) – Large Households as a Percentage of All Households 2010 and 2016</b>					
Tenure	2010		2016		% Change
	Number	%	Number	%	
Owner-Occupied	155	5.6	205	77.7	-13.4
Renter-Occupied	146	11.5	59	22.3	2.0
<b>Total</b>	<b>301</b>	<b>17.1</b>	<b>264</b>	<b>13.9</b>	<b>-6.5</b>
<i>Source(s): U.S. Census Bureau (2012-2016 ACS); HCD 6<sup>th</sup> Cycle Data Package.</i>					

Between 2010 and 2016, the total number and percentage of large households in Modoc increased by 26.2%. In 2010, there were 301 (17.1% of all households) large households in Modoc County and by 2016, the number decreased to 264 (17.1% of all households). Large households comprised approximately 5.6% of all owner-occupied households and approximately 11.5% of all renter-occupied households in 2010.

The more persons in a household, the more bedrooms are needed to accommodate that household. Specifically, a 5-person household would require 3 to 4 bedrooms, a 6-person household would require 4 bedrooms, and a 7-person household would require 4 to 6 bedrooms. Table 3-29 indicates the number of housing units by bedrooms. Three-bedroom homes (42.3% of all homes) are by far the most common in Modoc County, followed by 2-bedroom homes comprising 37.7% of the total.

<b>Table 3-29. Modoc County (unincorporated) – Number of Bedrooms and Total Housing Units (2018)</b>		
Dwellings by Bedrooms Count	Total Units	%
No bedroom	74	1.4
1 bedroom	369	7.0
2 bedrooms	1,983	37.7
3 bedrooms	2,250	42.8
4 bedrooms	482	9.2
5 or more bedrooms	105	2.0
<b>Totals</b>	<b>5,263</b>	<b>100.1</b>
<i>Source(s): U.S. Census Bureau (2018 ACS, Table DP04).</i>		

Over 50% of all dwelling units have 3 or more bedrooms. Overcrowding is not a significant factor in Modoc County.

## Single-Parent Households

Table 3-30 identifies a total of 149 female-headed households (8.5% of all households). There are no statistics available for single male head of households in Modoc County. Although the housing needs of female-headed households are usually greater than those of male-headed households, it is important to recognize the housing needs of both groups because male-headed households also have only one income. A larger percentage of female-headed households have children and females typically have lower incomes than males. There is a relatively small percentage of female headed households in Modoc County.

<b>Table 3-28. Modoc County (unincorporated) – Single-Parent Households 2016</b>		
<b>Category</b>	<b>Number</b>	<b>%</b>
<b>Female Household (no husband present)</b>	<b>149</b>	<b>8.5</b>
With own children	94	6.2
Without own children	35	2.3

*Source(s): U.S. Census Bureau (2012-2016 ACS); HCD 6<sup>th</sup> Cycle 2014 Housing Element Data Package.*

## Disabled Persons

A disability includes, but is not limited to, any physical or mental disability as defined in California Government Code § 12926. A mental disability involves having any mental or psychological disorder or condition, such as a mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A physical disability involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited-earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated into the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered counter tops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights space.

The 2012-2016 ACS recognizes six types of disabilities including hearing, vision, cognitive, ambulatory, self-care, and independent living (independent living disability consists of a person living independently with need for assistance, such as not being able to take a bath). A disability is further defined as a mental, physical, or health condition that lasts over 6 months and persons may have more than one disability. According to the 2012-2016 ACS, there were 2,268 disabilities in the population of Modoc County. However, this is not to say that there were 2,268 disabled persons in Modoc County, but rather 2,268 disabilities. By comparison, Alturas also reported a total of 1,078 disabilities.

Disability Type	Population Age 5-64		Population Age 65+		Total	
	Number	%	Number	%	Number	%
Hearing Disability	132	15.9	324	22.5	456	20.0
Vision Disability	117	14.1	220	15.3	337	14.9
Cognitive Disability	192	23.1	82	5.7	274	12.1
Ambulatory Disability	119	14.3	386	27	505	22.3
Self-Care Disability	119	14.3	157	10.9	276	12.2
Independent Living Disability	151	18.2	269	18.7	420	18.5
Total Disabilities	830	100.0	1,438	100.0	2,268	100.0

*Source(s): U.S. Census Bureau (ACS); HCD 6<sup>th</sup> Cycle Data Package.*

As illustrated in Table 3-31, above, 505 disabilities in Modoc County, approximately one-third were ambulatory disabilities. Ambulatory disabilities were most pronounced amongst those aged 5 to 64, with 432 affecting 14.3% of the total population in Modoc County. In all, approximately 22.3% of the total population of Modoc County had some form or type of disability that may impede their ability to earn an adequate income or find suitable housing accommodations to meet their special needs. Approximately 18.7% of the total Modoc County (unincorporated) population is comprised of persons over 64 years old living with at least one disability. Therefore, many in this group may be in need of housing assistance.

The total number of individuals with disabilities is not known, as the above table only reports types of disabilities (some can have multiple disabilities). No matter, there appears to be a high number of people with disabilities in the unincorporated county.

### **Persons with a Developmental Disability**

Disability categories include persons with developmental disabilities. “Developmental disability” means a disability that originates before an individual attains the age of 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This term includes mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for

individuals with mental retardation, does not include other handicapping conditions that are solely physical in nature.

While the U.S. Census Bureau reports on mental disabilities, which include developmental disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe life-long disabilities attributable to mental and/or physical impairments. As shown in Table 3-32, as of June, 2019, there were 112 developmentally disabled persons in Modoc County. This is a sharp increase from over the last six years when it was reported that there were 52 disabled in 2013.

<b>Table 3-302. Modoc County (unincorporated) and City of Alturas Combined – Developmental Disabilities 2019</b>	
<b>Ages</b>	<b>Number</b>
0 to 17 years	57
18+ years	55
<b>Total</b>	<b>112</b>
<i>Source(s): DDS Consumer County Ending June 2019.</i>	

### **Agricultural Workers**

The housing needs of permanent farm workers are no different from those of other employment groups. Such needs consist of housing that is affordable in relation to income, that meets acceptable housing standards, and that is reasonably accessible to the site of employment. Seasonal or part-time farm workers who do not leave the area, and seek year-round residency in the area, have similar needs; but their income is likely to be considerably less than year-round employees, and these individuals may require subsidized housing or employer-based housing. Seasonal migrant workers typically have even less income available for housing because of their need to minimize expenses to meet off-season needs. As a result, migrant farm workers may seek housing in a labor camp or may rent an available and inexpensive unit (which may be shared among several workers). If such housing is not available, migrant farm workers may resort to substandard shelters -- ranging from vehicles to tents or other forms of temporary shelter. Because migrant farm workers desire to reside near the work sites, most farm worker housing should be provided in these unincorporated areas. Approximately 20% of the Modoc County workforce is employed in Agriculture, Forestry, Fishing and Hunting and Mining. This study indicates that there is a need for approximately 671 rental units requiring rental subsidies, most of which are farmworkers with their families (refer to Table 3-33). Program 7.2 was created to improve farmworker housing conditions by continuing to pursue funding necessary to complete rehabilitate the Migrant Center in Newell, CA. Program 9.2 was also created to reduce constraints to the production of farmworker and employee housing by redefining farmworker housing to comply with Sections 17021.5 and 17021.6 of the California Health and Safety Code.

<b>Table 3-313. Modoc County (unincorporated) / City of Alturas – Employment by Industry 2016</b>				
Industry	Modoc		Alturas	
	Number	%	Number	%
Civilian Employed persons 16 years and over*	3,531	100.0	1,092	100.0
Agriculture, Forestry, Fishing and Hunting, and Mining	671	19.0	117	3.3

*Source(s): U.S. Census Bureau (2016 Census and 2012-2016 ACS).*

*\* Civilian includes individuals aged 18 or older who are part of the non-institutionalized population living in the United States.*

### Homeless

Homeless individuals, generally in the extremely low-income category, include, but are not limited to victims of domestic violence, persons with mental illness, persons suffering from addiction, families with single heads-of-household and unaccompanied minors. Homeless also include individuals who have purchased parcels of land, but are unable to afford site improvements or a home (and are often found living year-round in tents, small trailers or other permanent camp-type arrangements). The homeless do not include individuals imprisoned or otherwise detained, pursuant to an act of Congress or a state law (42 U.S.C. § 11302). For the purposes of the housing needs analysis, a person is considered homeless who lacks a fixed, regular and adequate nighttime residence, and an individual who has a primary nighttime residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters and transitional housing;
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place that is not designed for or ordinarily used as a regular sleeping accommodation for people.

NorCal Continuum of Care (CoC) is a consortium of individuals and organizations with the common purpose of planning a housing and services system for people who are homeless. The CoC serves as a convening entity tasked with the critical mission of ending homelessness in the City of Redding and in the counties of Shasta, Lassen, Plumas, Sierra, Siskiyou, Del Norte and Modoc Counties. The CoC is responsible for managing Housing and Urban Development funds for homelessness, and are uniquely positioned to identify system needs and take steps to address homelessness in the region. As part of the CoC, a homeless count was conducted by the Coc that indicated that there were 1,529 homeless individuals located in the NorCal region of which 1,023 were unsheltered and 506 were sheltered in emergency or transitional centers in January 2020. The count showed a 20% overall increase in homeless from 2016. The Count indicated that 30 homeless resided in Modoc County of which 4 were shelter with the remaining 26 unsheltered.

Training Employment and Community Help, Inc. (TEACH), located at 112 East 2<sup>nd</sup> Street in Alturas, a broad based, multipurpose, non-profit 501(c) 3 organization that administers a wide variety of programs funded by grants federal, state, and private funding sources and the Modoc County Social Services Department offer aid to persons in need of emergency shelter. TEACH indicated that they periodically receive requests for housing assistance from homeless or persons at risk of being homeless. Since the housing count was conducted the County opened, and operated by TEACH and the County Department of Social Services, a transitional center that now houses approximately 15. TEACH also provides an emergency shelter program to indigent and homeless people by issuing vouchers for motels. According to Carol Collins, Executive Director for TEACH the Voucher program is being offered more restively due to problems with voucher users who have abused the program.

Families receiving Cal Works that are in need of immediate shelter are able to obtain assistance from the Modoc County Social Services Department.

Other resources available to Modoc County for emergency shelter services include state and federal funding. For example, the California CalWORKs homeless assistance program was recently amended to allow the CalWORKs program to provide homeless assistance once per year rather than once in a lifetime. This program may be helpful to CalWORKs eligible families in Modoc County. Additionally, there is also a Family Stabilization Program through CalWORKs that can provide housing assistance to CalWORKs recipients in crisis.

The special housing need that is generating the greatest concern in Modoc County is the number of units available for disabled persons. Modoc County has a disproportionate number of disabled persons because it attracts people in their upper-middle ages who are more likely to have a disability than younger people, as well as younger people who are disabled because Modoc County offers a more affordable living alternative to disabled people who are limited in their income potential.

To address overall special housing needs, Program 7.1 was created to help seek funding such as USDA Rural Development, CDBG and HCD, to provide housing for special needs groups, including extremely low-income and developmentally disabled households, as identified in the Housing Element. Program 7.3 addresses the need to expand and maintain emergency shelters and low barrier navigation centers in the NorCal region. Program 3.3 includes the County's continued participation in the CoC, housing and shelter, homelessness prevention activities and related data management. This program also includes securing financing in 2022 for expanding their homeless program.

### **Publicly Assisted Housing**

As noted in the HCD Data Package for the 6<sup>th</sup> RHNA, there are 123 publicly assisted housing units in Modoc County, all in the City of Alturas. The City's 2019-24 Housing Element addresses and has programs to maintain these units as affordable housing in the community. Using a \$3 million Joe Serna Jr. Farmworker Housing grant received in 2007, Modoc County completed renovation a 40 unit farmworker housing facility known as the Newell Migrant Housing Project. This center is fully occupied and rents to extremely low-income farmworkers year around. Due to arrangements with the United States Department of Agriculture, which funded the bulk of this

project, all units are income restricted to extremely low-income families with no expiration date to income restrictions. Modoc County also owns and operates the Castlerock Farmworker Center which consists of 47 units reserved for farmworkers with current rental rates of \$220/month during spring, summer and fall months and \$85/month during winter months. Although there are no particular income restrictions on these rentals, the rent is maintained at below market levels to accommodate local farm employment needs of the area.

The Section 8 Housing Assistance Program for Modoc County is administered by the Shasta County Housing Authority. The Authority also administers this program for Shasta, Siskiyou, and Trinity Counties (including all communities and incorporated areas within these Counties). Based on the Authority's information 1,020 families in the region were provided assistance. This is up from 2014 when 958 were served. Due to information disclosure concerns the Authority would not provide information as to how many families in Modoc County were actually served. However, based on previous information, 16 families were served in Modoc County in 2017, which was about 1.6% of the region served. Applying this proportion to the 2019 county it could be estimated that about the same amount of families were being served in Modoc County. This limited use of Section 8 funds in the County, may partially be due to the method of allocation used by the Housing Authority. However, Modoc County should continue to provide information to the public, and those in need of this type of housing. Program 3.1 of this Housing Element includes measures to work with the Housing Authority to increase availability to Modoc County residents and to provide information to the public at County offices and partner agencies, such as TEACH and Legal Services of Northern California.

### **Mobile Homes within Mobile Home Parks**

According to the Housing and Community Development records found at <https://casas2prodwlex2.hcd.ca.gov/casas/cmirMp/onlineList> 48 mobile home housing units were located Modoc County mobile home parks in 2020 (excluding Alturas). This excludes mobile homes which are located separately on individual lots as referenced in Table 3-16. These 48 mobile homes represent less than 2% of the total housing inventory for Modoc County. Nonetheless, these few units provide a valuable source of affordable housing for residents of Modoc County. Several years ago, California legislature recognized the difficulty a mobile home owner faces when a park closes or is converted to a different use. However, Modoc County has not experienced any park conversions over the planning period and such conversions don't seem imminent giving the housing market conditions. There are already State laws that regulate the conversion of mobile home parks, including 1) Government Code 66427.5 which requires that existing tenants of the mobilehome park be provided the option to either purchase his or her subdivided unit created by the conversion to resident ownership, or to continue residency as a tenant and 2) Government Code 66428.1 which requires 2/3 vote of the park to allow conversion. Therefore, there are sufficient State level regulations to discourage conversions.

### **Disadvantaged, Unincorporated Communities**

In accordance with SB 244, signed into law on October 7, 2011, the County conducted a study on disadvantaged communities located within Modoc County as part of the 2014-19 Housing Element. Under Local Agency Formation Commission (LAFCO) Cortese-Knox-Hertz Code Section 56033.5, a disadvantaged community is defined to mean inhabited territory (12 or more

registered voters), or as determined by LAFCO policy, that constitutes all or a portion of a “disadvantaged community,” which is defined in the Water Code (§79505.5) to be “a community with an annual median household income (MHI) that is less than 80% of the statewide annual median household income.” The purpose of SB 244 is to begin to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities. Including these communities in the long-range planning of a city or county, as required by SB 244, will result in a more efficient delivery system of services and infrastructure including but not limited to sewer, water, and structural fire protection. In turn, investment in these services and infrastructure will result in the enhancement and protection of public health and safety for these communities.

In summary, there are ten disadvantaged unincorporated communities in Modoc County, including Adin, Canby, Cedarville, Eagleville, Fort Bidwell, Lake City, Likely, Lookout, Newell, and New Pine Creek. It is noted that Daphnedale Park, an unincorporated disadvantaged community adjacent to, and within the Sphere of Influence of Alturas, is not included in this report.

SB 244 analysis requires that each of these communities be evaluated for water, wastewater, storm drainage and fire protection service deficiencies. In summary, all of these communities were deficient in all of these service and infrastructure categories to address potential future housing growth. However, for the purposes of targeting communities in Modoc County that could best accommodate growth with improvements to these services, Newell and Cedarville were identified as the best candidates. Newell already has public water and wastewater services provided by the Newell County Water District. However, improvements are needed in Newell to allow future development of affordable housing. Cedarville, which has a public water system, has a wider range of community services available to accommodate growth, such as a hospital, schools, and a wider variety of housing types, including some apartments. Cedarville, is therefore targeted for improvement to public infrastructure, such as wastewater needs. Several programs in this Element include enhancements to public services in these two communities, such as the need for a storm water master plan, funding for additional urban level services, such as public water and wastewater. Program 4.2 was created to improve public services, such as sewer and water infrastructure in Newell and Cedarville to support development of more affordable housing in the County. Also, Program 4.1 was created to assist the Newell County Water District to in obtaining grants, such as CDBG, to improve water and sewer delivery and expansion to accommodate future development of lower income housing.

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## CHAPTER 4: CONSTRAINTS TO AND RESOURCES FOR HOUSING PRODUCTION

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Small and large home building organizations alike face a variety of constraints, in terms of costs and timing, in their attempt to construct new housing. Ultimately, these constraints limit the number and increase the cost of housing units which are constructed. Although constraints to residential development in Modoc County may be classified generally as governmental and non-governmental, there is often a strong interrelationship between these factors. While many factors limiting housing production are market driven, jurisdictions have some control in instituting policies and programs to address the constraints or limiting factors. Modoc County’s housing program includes policies and actions designed to reduce or overcome constraints for the development of housing for all income levels. In addition, this section will address what resources Modoc County has to help in the production of this housing. A Capacity Analysis is included that presents the amount of vacant residentially zoned land is available in Modoc County to demonstrate Modoc County’s ability to comply with the Regional Housing Needs Allocation.

Another aspect of constraints come from the private sector. These constraints include mortgage financing, construction costs and more recently the difficulty of obtaining fire insurance for lands within the State Responsibility area (wildland hazard area).

### A. GOVERNMENTAL CONSTRAINTS

Governmental constraints, such as costs and processing time, consist of potential and actual policies, standards, requirements, fees, and/or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare with respect to housing construction and land-use issues. Federal and state agencies, along with their respective regulations also play a role in the imposition of governmental constraints. As is the case, they are beyond the influence of local government, and therefore cannot be effectively addressed in this document. The governmental controls unique to Modoc County that affect housing development are discussed further below.

### LAND-USE CONTROLS

#### General Plan Consistency

The Land Use Element of the General Plan sets forth policies for guiding local land-use development. These policies, together with existing zoning regulations, establish the amount and distribution of land allocated for different uses. Table.4-1 shows the General Plan land-use districts in Modoc County that permit residential uses.

<b>Land-Use District</b>	<b>Density (units per acre)</b>	<b>Character</b>
General Agriculture (AG)	One dwelling and accessory uses, on at least 40 acres.	Lands suitable for grazing, dryland farming. This designation can include irrigated land and non-agricultural uses, including isolated residential and

<b>Table 4-1: Modoc County (unincorporated) – General Plan Land-Use Designations Permitting Residential Use</b>		
<b>Land-Use District</b>	<b>Density (units per acre)</b>	<b>Character</b>
		commercial development, although emphasis is on agriculture.
Rural Residential (RR)	One unit per 1 to 15 acres unless otherwise zoned (i.e., RR-5). No lot less than one unit per 2 acres allowed unless public water/sewer is available.	The purpose of the RR designation is to permit residential development and maintain rural character, and to reduce residential development impacts on the environment which might occur with more intense development.
Low-Intensity Residential Zone (R)	Up to 7 units per acre with public water/sewer or one unit per 3 acres without public water/sewer.	This designation provides for a lower density residential environment in terms of lot size and dwelling density than available in the RH zone. This zone is consistent with the Urban Aras and Rural Residential General Plan designations.
High-Density Residential Zone (RH)	Up to 13 units per acre with minimum with public water/sewer or one unit per 3 acres with no public water/sewer.	This designation has been recently amended to include the high density 13 units per acre default density required by HCD to meet Modoc County’s obligation for high density requirements. This designation provides sufficient space in appropriate locations for residential development of all densities to meet the varying housing needs of existing and expected future population. Provides appropriate space for public and quasi-public uses and other private uses necessary to serve the needs of the residential. Regulations in this zone are necessary to protect residential areas against fire, toxic substances, hazards, noise, odors, etc.
<i>Source(s): Modoc County General Plan.</i>		

### **Zoning Code**

The Zoning Code prescribes allowable land uses, height, bulk, density and parking standards for each zone district in the County. The Zoning Code was amended in 2014 to comply with various changes to state housing law. However, state housing laws have since been changed that will require the County to further amend the Zoning Code. Program H-2 includes a large list of these amendments, which are contemplated to be completed by in 2021. Some of these amendments are referenced within this discussion.

Under the current Zoning Code, housing is permitted by zone district as described in Tables 4-2 provides the zoning allowances for new residential. It shows the maximum units per net acre based on the General Plan Land Use Designation of various locations for single- and multi-family residential zones, as well as commercial districts that will allow mixed-use development.

### **Use Permits**

A Use Permit is a discretionary land use permit issued by the Planning Commission and is not required for residential developments in the County unless they consist of multiple family type

housing in rural residential zones. Multi-Family residential development, such as apartments, are allowed by right in the RH Zone.

### Variances

A variance is a discretionary permit issued by the Planning Commission allowing deviation from particular provisions of the Zoning Code or development regulations. The Zoning Code allows for the issuance of variances for properties subject to special conditions related to size, topography, location or surroundings. Variances are only granted in the event that special conditions exist and the strict application of Zoning Code requirements prevents the property from participating in the privileges of surrounding properties that are subject to the same Zoning Code.

### Subdivision Regulations

The Subdivision Ordinance governs the process of converting vacant land into building sites. It allows Modoc County to control the design of new subdivisions so that its pattern of streets, lots, public utilities, etc. will be safe, pleasant and economical to maintain. Overly restrictive standards can result in greater land development costs and/or lack of development interest. However, well designed subdivisions can cost less to maintain and result in reduced living costs. The Subdivision Ordinance requires on- and off-site improvements that do not create any undue obstacles or constraints in the provision of any housing type. Rather, the required improvements ensure the provision of adequate utilities, efficient access for public safety services, and the ability to maintain quality, livable neighborhoods and communities. There is an overabundance of residential sites already in existence in unincorporated Modoc County capable of meeting the housing need due to the creation of numerous “Recreational Subdivisions” in the mid 1960’s to early 1970’s. These subdivisions were zoned “RH” High Density Residential in 1989. The most prominent sites include California Pines with nearly 11,000 undeveloped residential lots and Modoc Recreational Estates with about 2,000 undeveloped lots.

Residential Use	Zone				
	RH	RL	RR	AE <sup>1</sup>	AG <sup>2</sup>
Single-Family Attached	C	C	C	C	C
Single-Family Detached	P	P	P	P	P
Duplexes to Fourplexes	P	C	C	--	--
Multi-Family (5+ units per Structure)	P	C	C	--	--
Manufactured Homes	P	P	P	P	P
Second Units <sup>3</sup>	P	P	P	P	P
Accessory units <sup>4</sup>	P	P	P	P	P
Emergency Shelters	P	P	P	--	--
Single Room Occupancy	P	P	P	--	--

<b>Table 4-2. Modoc County (unincorporated) – Housing Types Permitted by Zoning District</b>					
Residential Use	Zone				
	RH	RL	RR	AE <sup>1</sup>	AG <sup>2</sup>
Transitional and Supportive Housing	P	P	P	--	--
Farm Worker Housing	--	--	--	P	P
<p><i>Notes:</i></p> <p><sup>1</sup> Parcel must be at least 75 acres.</p> <p><sup>2</sup> Parcel must be at least 40 acres</p> <p><sup>3</sup> Second Unit is a detached one-family dwelling containing independent living, sleeping, kitchen, and sanitation facilities, located on the same lot as the principal dwelling unit. For the purposes of this title, an attached second dwelling is deemed to be a “two-family dwelling”. In accordance with State law, secondary units are now considered accessory dwellings subject to State performance standards which supersede the County’s. Program H-2 will include amending the Zoning Code to change these requirements consistent with State standards.</p> <p><sup>4</sup> Accessory Unit is an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. In accordance with State law, secondary units are now considered accessory dwellings subject to State performance standards which supersede the County’s. Program H-2 will include amending the Zoning Code to change these requirements consistent with State standards.</p> <p><i>P = Permitted Use N/A = Not Permitted Use C = Use Permit</i></p> <p><i>Source(s): Modoc County Zoning Code.</i></p>					

**Residential Development Standards**

Generally, residential development standards can limit the number of units that may be constructed on a particular piece of property. These include density, minimum lot and unit sizes, height, and open space requirements. By limiting the number of units that could be constructed, the per unit land costs would necessarily be higher and, all other factors being equal, result in higher development costs that could impact housing affordability.

Modoc County regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as to implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods by ensuring that the land uses in the community are properly situated in relation to one another, providing adequate space for each type of development. The Ordinance sets forth specific residential development standards, as summarized in Table 4-3, for each of the following residential districts as contained within Modoc County as follows:

- RH – High Density Residential Zone
- RL – Low Intensity Residential Zone
- RR – Rural Residential
- AG –Agriculture General
- AE –Agriculture Exclusive

**Table 4-3. Modoc County – Zoning Code Residential Development Standards**

Zoning District and Development Type	Minimum					Maximum		
	Lot Area (sf)	Residential Density (dwelling units/net acre)	Front Yard Setback	Side Setback Min. Total	Rear Setback	Height	Building Coverage Ratio (%)	Parking
<b>RH – High Density Residential</b>								
Residential	6,000 sf with PW&PS 15,000 sf with PW 3 acres without PW&PS	Maximum 13 units per acre* with PW & PS	20	5	5	50 (2 stories max)	60%	2 per unit
<b>RL – Residential Low</b>								
Residential	10,000 sf with PW&PS 15,000 sf with PW	Not specified	20	5	5	50	60%	
<b>RR – Rural Residential</b>								
Residential	1-15 acres	Not specified	20	30	30	Silent	Silent	2 per unit
<b>LI - Low Intensity</b>								
Residential	20 acres		20	10	10	Silent	Silent	2 per unit
<b>AG – General Agricultural</b>								
Residential	40 acres	Not specified	20	5	5	Silent	1%	2 per unit
<b>AE – Exclusive Agriculture</b>								
Residential	75 acres	Not specified	20	50	50	Silent	10%	2 per unit
* Recently amended.								
Source(s): Modoc County General Plan and Zoning Ordinance.								

The Modoc General Plan and Zoning Code provide for a maximum density of 13 units per acre to comply in the Urban High Density (RH) zoned parts of the County where public water and sewer are available. This is consistent with HCD’s default density standard that is considered adequate to encourage the development of housing for lower income households in Modoc County. All residential development in the RH zone is allowed as use by right meaning no discretionary reviews are required. This zone encourages and facilitates a variety of housing types in accordance with Government Code Sections 65583(c)(1) and 65583.2(c). The smallest parcel size is 6,000 square feet with public water and public sewer (may be developed up to 13 dwelling units/acre), 15,000 square feet with only public water provided (2.9 dwelling units/ac), and 3 acres where public water and sewer is not available. Where feasible, based on the availability of infrastructure, the RH zone allows for multifamily housing which is critical to providing the variety of housing

necessary to address the needs of lower income families and workers as well as the provision of transitional and supportive housing.

### **Definition for Family**

The Modoc County Zoning Code defines family as an individual or two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and there is a sharing of household activities, expenses, experiences and responsibilities. The first part of this definition satisfies State housing law interpretation, however the last part may be found to be problematic for group home situations. Therefore, Program 11.2 includes an amendment to the Code to adjust this definition.

### **Density Bonus**

The Zoning Code includes a sliding scale density bonus that exceeds 40% depending on number of units proposed in a development. These percentages are provided in Section 18.120.010 of the Zoning Code and reflect the density percentage increase set by the California Government Code, Sections 65915-65918. In addition to the density bonus provisions, a developer may also apply for and receive incentives or concessions to help reduce the development standards and therefore the cost of the project.

AB 1743, amended into California Government Code § 65915, provides for expanded incentives and density bonuses for affordable housing projects located within a half mile of a major transit stop. A major transit stop is considered a rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service or an intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. The County currently does not have a major transit stop located in the County and due to the rural nature of the County, never will.

### **Off-Street Parking**

The Modoc County Zoning Ordinance requires parking spaces for a single-family dwelling based on the number of bedrooms. Specifically, a 1-bedroom or second dwelling unit requires one space per unit. Two or more bedrooms in a residence requires two spaces. For multiple-family units, one parking space per unit is required for a studio apartment or 1-bedroom unit. This is not considered an excessive requirement nor a significant impediment to housing development. The County uses the state standards for parking for accessory and junior accessory dwellings, which is less extensive and varies depending on the situation. Program H-2 (a) provides for changes to parking requirements for accessory and junior accessory units, including a requirement to amend reduced parking standards to limit off-street parking requirements for qualifying lower income housing projects, in accordance with AB 744.

For emergency shelters the parking requirement is two spaces per facility (same as residential), and one and one-half spaces for each room that provides support services (for administrative staff). This is not considered a significant impediment to the development of emergency shelters.

## **Mobile Homes and Manufactured Homes**

In accordance with state law, mobile and manufactured homes, subject to the National Manufactured Housing Construction and Safety Act of 1974, are permitted as other types of housing structures in the same zone. The County's Zoning Code allows these structures in the same residential districts that other housing structures are allowed, subject to conformance with objective standards, including installation of permanent foundations systems, in accordance with related state regulations. As noted in Chapter 3 of this document, there are several mobile home parks in the County. Mobile home parks are subject to a use permit in the Residential High Density Zone.

## **Accessory/Second Units**

The Zoning Code currently references accessory dwelling units as limited uses allowed in all zones that allow residential uses, but these regulations are now considered inconsistent with more recently adopted accessory and junior accessory dwelling unit standards by the State. So, the County uses interim standards to allow these types of dwelling units by right in all zones that allow residential, subject to the same requirements provided under California Government Code § 65852.2 (Accessory Units) and § 65852.22 (Junior Accessory Units). Program 11.2 (b) was created to include amending the Zoning Code to comply with this state law. Program 11.4 was also added to encourage the production of accessory and junior accessory units by creating public information and marketing this on the County's website. Based on the current interim standards for accessory and junior accessory units, there is very little regulatory control that would constrain the development of accessory or junior accessory units in Modoc County. Formalizing these standards as part of the County's Zoning Code update will ensure that these constraints are minimized.

## **Building Codes**

The County Planning and Building Departments and Fire Districts are responsible for administering regulations pertaining to land and building development within the County. Building Codes regulate plumbing, electrical and mechanical improvements. The County currently enforces the California Building Code (CBC) and related codes, as established by the state, and has little control over these standards. The Building Department provides plan-checks and inspections. Building code enforcement is basically conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Modoc County and maintains an acceptable standard of health and safety governance for all inhabitants. The County typically adopts the most recent CBC every three years. There are no additional local codes regarding residential construction in Modoc County.

## **Building Code Enforcement**

The Building Department is responsible for enforcing both the State regulations governing maintenance of all buildings and property. Code enforcement complaints are generally related to housing in need of rehabilitation. Property owners who are the subject of code enforcement

complaints regarding housing condition can obtain information on potential County assistance available for repairs and improvements through the Planning Department.

## **SPECIAL NEEDS HOUSING CONSTRAINTS**

Persons with special needs include those who are disabled, persons in residential care facilities, farm workers, persons in need of transitional shelter or transitional living arrangements and single-room-occupancy units. This Housing Element must analyze potential and actual constraints upon the development, maintenance and improvement of housing for these groups. Modoc County must also demonstrate efforts to remove constraints to housing for these groups and provide reasonable accommodations for housing designed for those with special needs. The County's provisions for these housing types are discussed below.

### **Housing for Person with Disabilities**

As discussed above, the County has analyzed its land use, zoning and building code provisions and processes to determine what accommodations and constraints exist to housing production for persons with disabilities, including those with developmental disabilities. Individuals within this special needs group may reside in residential units or community care facilities in any zone district that allows residential uses. Some may choose to reside in a licensed residential community care facility designed for occupancy by or with supportive services for persons with disabilities. The Zoning Code does not differentiate between related and unrelated persons in the occupancy of residential units. Pursuant to state law, the Zoning Code allows group homes of 6 or fewer persons by right in all residential zone districts that permit single-family residences and provides for larger group homes to be established by right in the Residential High Density (RH) Zone. The Zoning Code includes no restriction as to minimum distances between residential care facilities.

### **Special Accommodations for Persons with Disabilities**

The County recognizes that access to a residence can require special accommodations for persons with physical disabilities that limit their mobility, particularly when the access features are retrofitted to existing units. A Zoning Code provision that allows open porches, platforms or landing places, and the associated ramps to encroach into setback areas, facilitates external retrofits for access. (Note: a building permit is not required for access ramps when the platform or landing height does not exceed 30 inches.) Chapter 18.139, Reasonable Accommodation, of the Zoning Code provides a process for County approval of special accommodations for persons with special disabilities and those with special needs. This provides Planning Director authorization to approve exceptions to zoning regulations to accommodate special needs. However, some approval findings may act as a barrier to housing for persons with disabilities. For example, findings (such as determining that there are physical attributes of the property and structures and requiring that other accommodations of equivalent benefit are not available) could act as a constraint. Program H-2 (n) has been added to address these potential constraints.

## **Americans with Disabilities Act Requirements**

The County has adopted and enforces the current California Building Codes (CBC), including Chapter 11 pertaining to accessibility. This chapter incorporates provisions from the Americans with Disabilities Act (ADA) (42 U.S.C. § 12101 et. seq.), which specifies that a number of the residential units in new multi-family construction of 3 or more apartments or 4 or more condominiums must be accessible or adaptable. Building officials and Planning Department staff are encouraged to keep current with accessibility requirements for the construction and remodel of residential structures to ensure that accessibility requirements are met for all projects. The Zoning Code also requires all new multi-family development projects to incorporate project design in accordance with the ADA and/or CBC, as adopted by the County.

## **Residential Care Facilities**

Pursuant to state law, the County allows group homes (small residential care facilities) for 6 or fewer individuals by right in all residential zone districts. Group homes of 7 individuals or more (large residential care facilities) are allowed by right in all other zones with a use permit.

## **Transitional and/or Supportive Housing**

Transitional and/or supportive housing are defined separately in the Zoning Code as follows:

*Transitional housing is 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. Support services provided may include meals, child care, counseling, vocational rehabilitation and other similar support services. This housing type shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.*

*Supportive housing is housing with no limit on length of stay, is occupied by the target population, and 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. Additional services for this type of housing may include case management, mental health treatment and life skills. This housing type shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.*

The Zoning Code considers these facilities as residential uses of property subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. In accordance with AB 2162, the Zoning Code will need to be amended to treat transitional and supportive housing the same as other uses of a similar type of housing in the same zone and allow supportive housing when it meets certain criteria and is allowed in all zoning districts that allow residential uses, including non-residential zones. Program H.2 (j) includes this provision.

## **Agricultural Worker Housing**

Agricultural worker housing is defined as housing configured to accommodate a maximum of 36 beds in group quarters or up to 12 individual units designed for use by a single household that complies with the state program standards for farm worker housing. The term also includes employee housing that may allow housing for 6 or fewer individuals.

While the County's Zoning Code generally accommodates agricultural worker housing facilities within the Agriculture General (AG) Zone District, it allows this type of housing in other zone districts as subject to the same requirements of other residential uses, in accordance with California Government Code §§ 17021.5 and 17021.6. Program H-2 (d) was created to amend the Zoning Code to further address allowing farm worker housing to be allowed in agricultural zones allowed by right for agricultural housing with no more than 12 units or 36 beds.

## **Employee Housing**

In accordance with the Employee Housing Act (Health and Safety Codes 17021.5 and 17021.5), the County will need to amend the Zoning Code to allow employee housing accommodations for 6 or fewer employees in residential zones deemed as a single-family use. Program H-2 (d) was created to amend the Zoning Code to allow this and to address other provisions of state code to also allow larger employee housing within agricultural zoned land within the County of no more than 36 beds in a group quarters or 12 units.

## **Single-Room Occupancy (SRO) Units**

Single-room-occupancy (SRO) units, consisting generally of 150 sf to 350 sf in size, can have cooking and sanitary facilities in each unit or have shared cooking and sanitary facilities. SRO units are a form of affordable private housing for lower income individuals, homeless seniors and persons with disabilities. SRO units can also be in the form of conversion of hotel/motel units to longer term housing, but can also be in the form of construction of new units. The SRO Program is authorized by Section 441 of the McKinney-Vento Homeless Assistance Act and is administered by HUD. The Zoning Code allows SRO units in the RH, RL and RR Zones by right.

## **Emergency Shelters and Low Barrier Navigation Centers**

The County defines emergency shelters as housing for homeless with minimal supportive services that is limited to occupancy of 6 months or less. Pursuant SB 2, jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need and, at a minimum, provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of or conversion to emergency shelters. The County Zoning Code allows emergency shelters by right in the Urban Agricultural and Unclassified Zones where this use can be located near community services (refer to Appendix C of this document for more details).

Similar to emergency shelters, low barrier navigation centers, recently defined by State law, are service-enriched shelters that are focused on moving people into permanent housing that provides

temporary living facilities for homeless that can include dormitories, large rooms with beds or private rooms. In accordance with California Government Code §§ 65660-65668, Program H-2 (c) was created to amend the Zoning Code to include allowing low barrier navigation centers/housing in compliance with state code.

## **OTHER HOUSING CONSTRAINT ISSUES**

### **Mobile Homes and Manufactured Homes**

The Modoc County Zoning Code, Section 18.100.050 provides standards for regulation of mobile homes and manufactured homes as residential uses. A mobile home or manufactured home, as defined in the code, shall be deemed to be a one-family dwelling, and shall be subject to the regulations for single-family dwellings set forth in the zoning ordinance.

### **SB 35 Streamline Housing**

SB 35, adopted in 2017, provides for a qualifying lower income multi-family housing project to, among other things, avoid discretionary and CEQA reviews and provides for reduced review time. Program H-2 (g) of this Housing Element requires that the Zoning Code be amended to address these qualifying projects in compliance with state code.

### **Inclusionary Housing Regulations**

Inclusionary housing regulations consist of requirements for housing development to require inclusion of lower income housing units. The County does not currently have any inclusionary housing regulations.

### **Short-Term Rental Regulations**

The County currently does not have any regulations that address short-term rentals, such as Air B&Bs. In searching Air B&B websites, there are a number of Air B&B rentals available both in Alturas and in Modoc County.

### **Local Hazard Mitigation**

The County adopted the Local Hazard Mitigation Plan (LHMP) in 2016. The LHMP identifies a number of scenarios that make the County vulnerable to hazards and recommends a number of measures to address mitigation from new development, such as residential construction. The General Plan Safety and Conservation Elements were then updated to include analysis, policies and programs from the LHMP to comply with SB 379 regarding climate adaption, AB 163 regarding flood hazards and flood management, and SB 1241 regarding fire. Many of these programs have an impact on future housing development within identified hazard areas in the County. However, these are necessary to minimize the threat and wellbeing of the public.

### **Native American Consultation**

AB 52, Consultation with Native American Tribes, took effect July 1, 2015. It seeks to protect a new class of resources under CEQA, “tribal cultural resources.” It requires that a city or county

undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to tribal cultural resources. A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can have an impact on project budgets and timing. The County has not received any requests for tribal consultation from any tribe, so at this time this is not considered a significant constraint to housing production in the County.

### **Military Land Use Compatibility**

For any new housing project or proposed general plan amendment that meets the criteria referenced in Public Resources Code Sections 21098 and that is located in the identified low level flight path, the respective branch of the military be consulted of said project for comment. A procedure has been established for the Planning and Building Departments for identifying these limited locations within the County and notifying related military agencies for further review and comment on these projects. Projects that fall into this type of review involve housing projects that exceed 500 dwelling units. This review is not expected to be a significant constraint to housing production because of the limited locations and the rural nature and limited support infrastructure for this size of residential development.

### **Public Information Constraints**

AB 1483 (California Government Code § 65940.1) requires the County to make information available on housing development fees, applicable zoning ordinances and standards and fee reports. All of this information is posted on the County's website and documents are available at the County Administrative Office open for use by the public during normal business hours. Therefore, there are no constraints to housing development from limiting information to the public.

### **Fair Housing Constraints**

The provision of equal housing opportunities for all persons is an important goal of the Housing Element. The County addresses complaints regarding fair housing issues through its Planning Department. County staff monitor complaints and, if necessary, refers fair housing matters to Northern California Legal Services, HUD and/or the California Department of Fair Employment and Housing in order to ensure that housing opportunities are open to all without regard to race, color, age, sex, religion, national origin, family status or physical handicap, and to apprise the general population regarding state and federal laws related to the provision of fair and equal housing opportunities for all. Housing discrimination is not considered a significant constraint to the availability and production of affordable housing in the County.

It is noted that Program 10.1 was created to develop a plan to Affirmatively Further Fair Housing (AFFH) Plan in accordance with the California Fair Employment and Housing Act in 2021. This plan is intended to address fair housing needs in the County. It may be that implementation of this plan could constrain housing development within the County. But it is unknown until details of the plan have been developed.

## DEVELOPMENT REVIEW AND PERMIT PROCESSING

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. No separate design review for residential development is required. However, the time and cost of permit processing and review can be a constraint to housing development if these constraints place an undue burden on the developer.

### Time in Review

The time required for project approval is not so much a factor of the approval body (Planning Director versus Planning Commission), but the complexity of the project and associated environmental issues. However, small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Large, residential subdivision maps, subject to the California Environmental Quality Act (CEQA compliance) require a public hearing before the Planning Commission.

Larger projects can take approximately 6 to 14 months to obtain appropriate approvals. Most residential development projects in Modoc County are single-phase, smaller projects that can typically be processed in less than 6 months. These residential projects typically do not create substantial environmental impacts, thereby greatly reducing the time needed for review. Table 4-4 outlines the typical approval timelines associated with different entitlements that projects could require. It should be noted that many projects require multiple entitlements, which are often processed concurrently, thereby shortening the overall processing time.

After planning review, project plans are submitted to the Building Department for plan check and issuance of a building permit. Plan check review takes less than 2 weeks for smaller projects, such as a single-family house or duplex. Larger projects, that require a higher level of review, such as an apartment project, can take an additional 2 weeks to process, since the County sends the plans out for engineering review. Depending on turn around between plan check comments and the applicant's ability to return plan revisions, the entire process can take between 2 weeks and 1 month.

Cumulatively, from the time a planning application is accepted as complete to the date a building permit is issued for development, it can range from 2 weeks for construction of a single-family house to 14 months for processing and issuance of a building permit for a single-family house for a proposed 20-lot residential subdivision.

Type of Approval or Permit	Typical Processing Time (including CEQA if applicable)
Conditional Use Permit	4 months
Zone Change	6 to 12 months
General Plan Amendment	6 to 12 months
Site Plan Review	2 weeks

<b>Table 4-4. Modoc County – Timelines for Permit Procedures</b>	
Tract Maps	6 to 12 months
Parcel Maps	6 months
Initial Environmental Study	3 months
Environmental Impact Report	6 to 12 months
Boundary Line Adjustment	1 month
<b>Cumulative Review Examples</b>	<b>From time planning applications are deemed complete to issuance of a building permit</b>
Single Family House	2 weeks
20-Unit Apartment Project	6 months
20-Housing Unit Subdivision	8 to 14 months
<i>Source(s): County of Modoc Building and Planning Departments.</i>	

## **GOVERNMENT ASSESSED FEES FOR RESIDENTIAL CONSTRUCTION**

### **County Construction Fees**

Although development fees contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. In “price sensitive” markets, such as that for affordable housing, when increased costs cannot be absorbed by the developer, or products modified to compensate the developer, affordable housing is not built. Based on Modoc County’s fee schedule, fees for construction, including the construction of affordable housing, is limited to the cost of providing the service (such as fees for plan check and building inspection). Modoc County does not assess other fees, such as development impact fees, which are customary of other similar agencies. Therefore, waiving fees or reducing fees for lower income housing would not be practical given Modoc County’s declining growth and related budget.

<b>Table 4-5. Modoc County (unincorporated) – Planning Fees / 2016 Fee Schedule</b>	
<b>Type of Application</b>	<b>Fee</b>
General Plan Amendment (Map or Text)	\$2,000 (minor) \$4,000 (major) + ER/TM
Zone Change (Map or Text)	\$800 (minor) + ER / \$2,500 (D) + TM/ER
Major Use Permit-Conditional Use Permit	\$2,000 (D) + ER/R
Minor Use Permit	\$700 + ER/R
Variance	\$700 (D) + TM/ER
Planned Development	\$4, 000 (D) + ER
Appeal to Planning Commission	\$200 (D) + TM

<b>Table 4-5. Modoc County (unincorporated) – Planning Fees / 2016 Fee Schedule</b>	
<b>Type of Application</b>	<b>Fee</b>
Appeal to Board of Supervisors	Actual Cost + TM
<b>Environmental Review</b>	
Exemption to Environmental Review	\$150
Environmental Review-Negative Declaration	\$500 (D) + TM
Environmental Review-Environmental Impact Study (Report)	\$3,000 (D) + TM
Special Planning Commission Meeting	Actual Cost (noticing, per diem)
<b>Land Subdivision or Map Change</b>	
Lot Line Adjustment	\$400 C/R
Tentative Subdivision Map	\$5,000 (D) + ER/TM/C
Parcel Map	\$3,000 (D) + ER/TM/C/R
Review and Checking of Improvement Plans (4)	\$400 (D) + A
Building Permit Plan Check	\$55
<p><i>Notes:</i></p> <p><i>A = Administrative Costs (10% fee will be added to total amount)</i></p> <p><i>C = Map or Legal Checking Fees (by County Surveyor)</i></p> <p><i>D = Deposit</i></p> <p><i>ER = Environmental Review (per CEQA)</i></p> <p><i>TM = Time and Materials (charged to applicant at actual cost)</i></p> <p><i>V = Vehicle Mileage Fee</i></p> <p><i>R = Recording Fees</i></p> <p><i>Source(s): Modoc County Fee Schedule (04/11/2016 BOS Resolution 16-03).</i></p>	

**School Fees**

School fees are not assessed by any public school district in Modoc County.

**County and School Fees Combined**

Total government fees for housing equate to less than 5% of the total estimated cost of housing within the County. These fees may be considered a cost constraint to the production of housing within Modoc County. However, comparatively with other jurisdictions in California, these fees are less than most and considered fair and really have no significant constraint to the overall housing production market in the County.

## **Prevailing Wage Laws**

Public works projects and affordable housing financed through the use of public funds are required to pay prevailing wages, which creates a significant cost impact on the construction or rehabilitation of affordable housing units for low or moderate-income persons and the infrastructure to support such housing. The rehabilitation of certain qualifying affordable housing units for low or moderate-income persons is exempted from this requirement. SB 972 provided for exemptions from prevailing wage requirements for the construction or rehabilitation of privately owned residential projects.

## **MODOC COUNTY IMPACT AND CONNECTION FEES**

### **County Fees**

Modoc County does not impose any impact fees or offsite development requirements. Under the current Modoc County Subdivision Ordinance there are no required land set-asides for parks or open space. To date there are no development impact fees for any of the following services:

- Police: None
- Fire: None

Parks: The new subdivision ordinance establishes a parkland dedication or in lieu fee in an amount to be established by resolution of the Board of Supervisors.

- Water: None\*
- Sewer: None
- Sewer Hook-up: \$1,000
- Solid Waste: None
- Traffic: None
- Flood: None
- Schools: Modoc Unified, Big Valley, Surprise Valley (None)
- Special District: None
- Habitat: None
- Estimated Proportion of Total Development Code – Multi-Family: Less than 1%

\*Outside Alturas City Limits Basic Water Rate: \$45.09 (up to 1,000 CF)

## **INFRASTRUCTURE AND PUBLIC FACILITY CONSTRAINTS**

Environmental factors and a lack of necessary infrastructure or public facilities (e.g., water, sewer, roads, etc.) can constrain residential development in a community by increasing costs and reducing the amount of land suitable for housing construction. Environmental constraints such as flooding, sensitive biological resources, and seismicity can also affect the costs associated with the

maintenance, improvement, and development of housing. Fortunately, no hazardous materials sites exist in Modoc County that would constrain residential development. This section discusses the most relevant of these constraints to housing production in Modoc County.

### **Utilities and Services**

The ability of the community to provide adequate infrastructure and services (roads, water, sewer, etc.) to new housing developments is an important element in meeting future housing needs. Requirements that are placed on the developer to provide utilities and municipal services may prove restrictive when weighed with other construction/property costs and the return on housing investments in today's market.

### **Water Supply and Wastewater Treatment**

The previous Housing Element notes that almost all of the vacant residential lots would require individual septic tanks and private domestic wells. While Newell has public water and sewer services, these services are outdated. Most of the towns within the unincorporated area have no water or sewer systems available.

Residential development tends to take place within existing community areas with no known environmental constraints other than sewer and water constraints. This is reflected in the rural development characteristics that predominate throughout Modoc County.

SB 1087, effective January 1, 2006, requires water and sewer providers to adopt written policies and procedures that grant priority to proposed development that includes housing affordable to lower income households. As implemented under Government Code Section 6558.7 providers must adopt these policies and procedures at least once every 5 years thereafter. It also prohibits water and sewer providers from denying or conditioning the approval or reducing the amount of service for lower income housing unless the provider does not have sufficient capacity.

The only unincorporated community in Modoc County that provides both water and wastewater services that could accommodate the state's default density of 13 units per acre is Newell (as provided by the Newell County Water District). During preparation of the last housing element, Modoc County reached out to the District to advise them of SB 1087 and the need for compliance to reduce affordable housing development constraints in Modoc County. The County again reached out to the District to advise them of the more recent 6<sup>th</sup> Cycle RHNA and the need to reserve 5 housing units' capacity of water and sewer for future development lower income housing. Program 4.2 of this Housing Element retains this program and will continue to work with the District to reserve this capacity.

### **Site Improvements**

Site improvements are an important component of new development and include streets, water, sewer, and other infrastructure necessary to serve new development. Site Improvement Standards are regulated by Modoc County's Design and Construction Standards. Modoc County can reduce the cost of the improvements by assisting affordable housing developers in obtaining state and federal financing for their projects, providing density bonuses, and by deferring or reducing fees

in exchange for long-term affordability of the assisted housing units. As noted above, Modoc County does not impose development impact fees on new development.

### **Road Improvements**

Modoc County does not experience the heavy traffic congestion conditions found in many of the larger suburban and urban areas in California. At present, the normal traffic flows are light and most of the tourism is transient traffic on Highway 395 (north-south) and Highway 299 to the south-west and Highway 139 to the north-west. Heavier traffic is limited to a few blocks within Alturas, but mostly confined to Highway 395. The backbone road system is largely provided and maintained by Caltrans.

Although Modoc County does not now experience significant traffic congestion, there is a growing maintenance problem which will become more critical with increased growth and traffic demands. Many of Modoc County's streets have pavement and sub-surface problems. The real solution, however, is to obtain additional funding for road maintenance. As new development occurs, roads will need to be built and existing roads up graded.

Street improvement standards typically have the greatest impact on housing costs. The cost of providing streets for new residential development, in turn, is primarily influenced by the required right-of-way width, pavement width, pavement improvement, and landscaping standards.

For residential subdivisions, street improvements are required. However, for infill development (residential construction within the County's existing subdivided lots) street improvements are not required for gravel streets. The County has a large inventory of these lots ready for immediate residential development. The cost of street improvements for infill development is not considered a significant constraint to housing production in the County.

The Subdivision Ordinance establishes the requirements for road, water and sewage improvements. The road improvement standards shall be improved in accordance with the specifications adopted by resolution of the board of supervisors and on file in the department of public works.

The minimum standards are as follows:

- Road improvements: standard ranges between 22 feet and 32 feet depending on the volume of traffic.
- Road encroachment permits are required.

### **Storm Drainage**

Any development within Modoc County is subject to standards within the Subdivision Ordinance as to storm drainage, runoff and erosion control. All storm water runoff within Modoc County is handled by surface drainage as no major outfall piping systems are in existence. Modoc County requires developers to make improvements to project sites to accommodate on-site storm drainage facilities catch basins, detention basins, and other facilities that may be needed.

## **Flood Zone**

According to mapping done by the California Department of Conservation, Modoc County intersects many watersheds. There are numerous creeks that are tributaries to the major waterways. The six primary watersheds in Modoc County are: Goose, Lost, Lake Pit, Upper Pit and Warner Lakes. There are four major flood areas in Modoc County, which include Alturas, the communities of Adin, Fort Bidwell and Lake City. Most flooding in Modoc County occurs along streams and rivers when the channels cannot contain the amount of water during spring runoff and or thunder storm activity. Modoc County participates in the National Flood Insurance Program. This program makes property owners in flood prone area eligible for flood insurance. All development in flood prone areas are required to meet flood proofing standards. Property located in Flood Zone “A” is subject to a 1% or greater chance of flooding (100-year flood) in any given year.

There is an abundance of RH zoned land in Modoc County. The only such lands with public water and sewer are in Newell. This community is surrounded by levees that are not accredited to provide flood protection against the 1% annual chance flood. For that matter, none of the levees in Modoc County are currently certified according to the Local Hazard Mitigation Plan of March 2016.

Program 4.1 of this housing element was created to assist with infrastructure or other subsidies for new, affordable, residential development, where necessary. These programs can be applicable to alleviating additional costs related to flood area mitigation measures should it become necessary in the future.

## **Dry Utilities**

The County does not provide dry utilities, such as electricity and telephone services, so it has little control over supply and connection to projects.

## **B. NON-GOVERNMENTAL CONSTRAINTS**

Non-governmental constraints are those that are generated by the private sector and that are beyond the control of local governments. Some of the impacts of non-governmental constraints can be offset to a minimal extent by local governmental actions, but usually the effects are very localized and have little influence on the total housing need within the jurisdiction or market area. Non-governmental constraints to affordable housing in Modoc County consist of three major factors: price of land, availability of financing, hazard insurance and cost of construction.

Modoc County has a limited ability to influence these factors. Land costs are impacted by the number of adequate sites that are available. Regional demand and costs have a great impact on land costs. Construction and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions, which are not controlled by Modoc County.

The major barrier to providing housing for all economic segments of the community concerns the nature of the housing market itself. Even in Modoc County, as stagnant economy, development costs have risen to the point where building new affordable housing for low income segments of the community can be difficult.

## **PRICE OF LAND**

A key factor determining housing cost is the price of raw land and any necessary improvements. Land costs for residentially or commercially zoned properties in Modoc County are expected to be relatively low by northern California standards. Individual lots that are “ready to build” can cost considerably more in a planned subdivision due to higher development costs. Property with higher values are typically those that are “ready to build” with urban services and/or zoning entitlements. However, most of these are located within tract home subdivisions where developers will not sell the lots individually, but sell an entire home built to suite.

However, complete subdivision tracts are for sale in Modoc County that can sell at between \$5,000 and \$13,000 per lot (urbanized areas, such as Alturas for lots of less than 1 acre). These are generally the most valuable properties. Larger tracts of land are available that would require subdivision and improvements that would result in similar costs once improvements are made. Properties of one to 5 acres generally have sold for \$8,000 to \$25,000, with an average price of \$9,500.

## **CONSTRUCTION COSTS**

Many factors can affect the cost of building a single-family house, including the type of construction, custom versus tract development, materials, site conditions, finishing details, amenities, square footage, and structural configuration. According to the Building Valuation Data published by the Building Safety Journal, construction costs for a single-family home range from \$130 to \$160 per square foot. Multifamily units typically cost \$94 to \$137 per square foot. In discussions with several local contractors, due to the increased costs of materials and labor, construction costs have increased to between \$200 and \$300 per square foot. The cost of a 1,200-square foot single-family home, at these market rate construction costs range from \$240,000 to \$360,000. These estimates do not include the cost of the land and construction permit, water or sewer connection fees, and dry utility costs.

Prefabricated factory-built or manufactured housing, which is permitted (Under Modoc County’s Zoning Code Permitted Uses) are ministerial permits. They are approved administratively by staff. The review is limited to determining compliance with parking, setbacks, coverage, height regulations in all residential districts (in accordance with state law).

Although construction costs are a significant portion of the overall development cost, Modoc County can do little to mitigate its impact. Because construction costs in Modoc County are similar to those in the area, the cost of construction is not considered a major constraint to housing production.

## **FINANCE COSTS**

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of affordable financing. Throughout the 2000s, interest rates were less than 8% on 30-year fixed-rate mortgages, and in 2005 through the first half of 2017 they have been lower than 4% and appear to be in the 4% range in 2020.

**Mortgage Lending Trends in California** – A low income household of two can afford a home price of approximately \$111,000 (see Table 3-23). The median cost of a home on the MLS in Modoc County is about \$152,100 (see Appendix B, Market Analysis).

<b>Table 4-6. Typical New Home Value and Loan Rates</b>	
	<b>Typical Loan</b>
Home Value	\$180,000
Loan Amount	\$162,000
Down Payment	10%* or more
Average Interest Rate	4.0%
Average Loan Fees	One and a half% plus one point. Loan fees and points are typically paid by the buyer.
Monthly Payment	\$762 per month on a \$162,000 house with 10% down, and a 30-year loan (including insurance and property tax).
*Assumes 10% down payment.	

Table 4-6 presents the monthly payment on a theoretical \$180,000 house with a 10% down payment, 4% interest rate, and 30-year loan would be \$762 per month. Assuming a 30% budget for housing, this monthly cost exceeds the cost of housing for low income family of 4, household. Therefore, without some form of subsidy, such as home buyer’s assistance, financing an average priced home in Modoc County is within reach only to moderate and above-moderate income families.

**SPECIAL CONSTRAINTS**

**Public Assisted Housing**

Other than the Newell Migrant Center, in Newell, which is owned by the County, there are no public assisted housing units within the authority of the County. All public assisted housing is located in the City of Alturas. The City of Alturas 2019-24 Housing Element has programs to address preserving these units for lower income housing.

**Market Rate Affordable Housing and Typical Residential Density Development**

While there can be advantages to constructing housing projects at densities above 13 dwelling units per acre (the State default density for Modoc County), in order to economize on land costs (e.g., higher densities translate into the need to purchase less land per housing unit), residential developers have successfully constructed a number of affordable housing projects in Alturas and other areas of the County at significantly lower densities. Affordable projects in the County are developed at densities ranging from approximately 6 units per acre to 11 units per acre. Many of these consist of manufactured houses on smaller lots of less than 15,000 square feet (see <https://affordablehousingonline.com/housing-search/California/Modoc-County>).

## **Transfer of Ownership**

One of the least costly ways to ensure that at-risk units remain affordable for the long term is through the transfer of ownership to a non-profit housing provider. By transferring property ownership to a non-profit organization, low income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance.

## **Rental Subsidies**

Maintenance of affordable units can also be achieved through rental subsidies from non-federal sources such as State, local, or other funding mechanisms that can be structured to mirror the Section 8 assistance program. Under Section 8, HUD pays the difference between what tenants can pay, defined as 30% of the median household income, and what HUD estimates as the fair market rent (FMR) on the unit.

The Section 8 Housing Assistance Program for Modoc County is administered by the Shasta County Housing Authority. The Authority also administers this program for Shasta, Siskiyou, and Trinity Counties (including all communities and incorporated areas within these Counties).

The average monthly tenant contribution to rent by Shasta County Housing Authority voucher holders in 2016 was \$372 and the average monthly HUD expenditure per voucher holder was \$535. The average utility allowance across all voucher recipients is \$113. The Authority's voucher program has an annual turnover of 13% having issued approximately 71 vouchers for those living in Modoc County in the 2016. The average voucher holder has received housing benefits for 6 years and 6 months. Change over in staff at the Authority has resulted in limited disclosure of information regarding families receiving benefits in Modoc County. However, the Authority did indicate that there has been an increase in vouchers for the entire region of 1,020 families served. This is up from 2014 when 958 were served.

## **C. FUNDING AND ADMINISTRATIVE RESOURCES**

### **OVERVIEW**

A variety of resources are available to landowners and developers seeking to provide housing within Modoc County as listed here.

***County Owned Land*** – Surplus lands owned by the County may be limited or constrained in such a way that they are not well equipped to provide for affordable housing sites. However, there may be suitable surplus County-owned lots that could be made available to a non-profit developer that builds affordable homes to a qualifying household. In accordance with AB 1486, Program 6.45 was created to look into the feasibility using these sites for development of housing for lower income families.

***Replacement Housing*** - California Government Code § 65915(c)(3) requires the County to replace housing units when any new development occurs on a site that has been occupied by or restricted for the use of lower-income households any time during the previous five years (generally as a condition of project approval). Since the County currently does not have any income restricted housing that would require replacement, this statute may not apply. Nonetheless, Program 5.3 was

created in the event the County were to experience development or conversion of income restricted housing and if that housing were ever to be removed and then replacement would be required.

***Non-Profit Housing Agencies*** – There are no non-profit housing agencies in Modoc County that develop affordable housing. An active developer, such as Habitat for Humanity, construct and rehabilitate houses for lower income families in Modoc County, but this agency does not have a presence in Modoc County. Habitat homes are sold to partner families at no profit with affordable, no-interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for the homes.

***Community Development Block Grant (CDBG) Program*** – The CDBG program provides funds for a range of community development activities. CDBG funds are administered by HCD through a variety of competitive and non-competitive programs. These programs can provide funding for a range of activities. The eligible activities include, but are not limited to, acquisition and/or disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and also clearance activities. Funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by the County based on potential projects and competitive factors.

***HOME Investment Partnership Program Funds (HOME)*** – Federal HOME funds can be used for activities that promote affordable rental housing and homeownership for lower income households. HOME funds are administered by HCD, through a variety of competitive and non-competitive programs. Activities eligible to receive HOME funds include building acquisition, new construction, reconstruction, moderate/substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. A federal priority for the use of HOME funds is preservation of the at-risk housing stock. As with CDBG funds, funding levels for individual programs can vary by year, and decisions to pursue funding for each program are made by Modoc County based on potential projects and competitive factors.

***Mortgage Credit Certificate (MCC) Program*** – Federally-funded program administered by the State offers MCCs through an annual application process, which provides first-time homebuyers a credit on their federal income taxes up to 20% of the mortgage interest paid for the year. The credit can be deducted from the income tax owed, while the remaining 80% of the interest paid on the mortgage remains available as an income tax deduction.

***Cal Home Program*** – Authorized by SB 1656 in 2002, the Cal Home Program offers financial assistance to cities and non-profits for first-time homebuyer assistance, rehabilitation programs, or homeownership development projects. Specialized components of the Program assist owners of manufactured housing units and shared housing operators.

***Project-Based Section 8*** – Project-Based Section 8 is a rent subsidy program in which tenants pay no more than 30% of their income for rent with HUD paying the difference up to the contract rent amount. Project-Based Section 8 provides for contracts that have terms of up to 20 years, except for those financed by the California Housing Finance Agency, which have terms of 30 years.

**Section 515** – The USDA Rural Development administered direct mortgage program provides loans for rental housing in rural communities. Loans have terms of up to 50 years with an interest of 1%.

**Section 202 Supportive Housing for the Elderly** – This section helps expand the supply of affordable housing with supportive services for the elderly. It provides very low- income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc. The program is similar to Supportive Housing for Persons with Disabilities (Section 811).

**Section 811 Supportive Housing for Persons with Disabilities** – This program allows persons with disabilities the opportunity to live as independently as possible by increasing the supply of rental housing with the availability of supportive services. The program also provides project rental assistance, which covers the difference between the HUD-approved operating costs of the project and the tenants’ contribution toward rent. The program is similar to Supportive Housing for the Elderly (Section 202).

**Low Income Housing Tax Credits** – This program (LIHTC) encourages the construction and rehabilitation of low-income rental housing by providing a federal income tax credit as an incentive to investors. Investors receive tax credits for a specified number of years in return for investing equity capital. This program requires a 55-year affordability period.

<b>Table 4-7. Financial Resources</b>		
<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
<b>1. Federal Programs</b>		
Community Development Block Grant (CDBG)	Grants available to Modoc County on a competitive basis for a variety of housing and community development activities. County competes for funds through the State’s allocation process	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- Home Buyer Assistance</li> <li>- Economic Development</li> <li>- Homeless Assistance</li> <li>- Public Services</li> </ul>
HOME	Grant program available to Modoc County on a competitive basis for housing activities. County competes for funds through the State’s allocation process.	<ul style="list-style-type: none"> <li>- Acquisition</li> <li>- Rehabilitation</li> <li>- Home Buyer Assistance</li> <li>- Rental Assistance</li> </ul>
Low income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low income rental housing. Proceeds from the sales are typically used to create housing.	<ul style="list-style-type: none"> <li>- New Construction</li> <li>- Acquisition</li> <li>- Rehabilitation</li> </ul>

<b>Table 4-7. Financial Resources</b>		
<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. County Housing Authority does not currently participate in the Program, but would be the implementing agency.	- Home Buyer Assistance
Housing Choice Voucher Program	Rental assistance payments from County Housing Authority to owners of private market rate units on behalf of very low-income tenants.	- Rental Assistance - Home Buyer Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	- Acquisition - Rehabilitation - New Construction
Section 203(k)	Provides long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of eligible property.	- Land Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Indebtedness
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
U.S. Department of Agriculture (USDA) Housing Programs (Sections 514/516)	Below market-rate loans and grants for farmworker rental housing.	- New Construction - Rehabilitation
<b>2. State Programs</b>		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Home Buyer Assistance
Cal HOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- Home Buyer Assistance - Rehabilitation - New Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Home Buyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for the administration of mutual self-help housing projects.	- Home Buyer Assistance - New Construction

<b>Table 4-7. Financial Resources</b>		
<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services
Farmworker Housing Assistance Program	Provides State tax credits for farmworker housing projects.	- New Construction - Rehabilitation
Joe Serna Jr. Farm-worker Housing Grant Program (FWHG)	Provides recoverable grants for the acquisition, development and financing of ownership and rental housing for farmworkers.	- Home Buyer Assistance - Rehabilitation - New Construction
<b>3. Local Programs</b>		
CDBG Revolving Loan Funds	Modoc County offers housing rehabilitation loans using program income from CDBG grants. This program also offers low income families to obtain low interest loans for down payment assistance when purchasing a home.	- Rehabilitation - Home Buyer Assistance
<b>4. Private Resources/Financing Programs</b>		
Federal National Mortgage Association (Fannie Mae)	- Fixed rate mortgages issued by private mortgage insurers.	- Home Buyer Assistance
	- Mortgages, which fund the purchase and rehabilitation of a home.	- Home Buyer Assistance - Rehabilitation
	- Low Down-Payment Mortgages for Single-Family Homes in underserved low income and minority cities.	- Home Buyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Home Buyer Assistance

**ENERGY CONSERVATION**

This section addresses residential energy conservation as one of the ways housing can be made more affordable. Section 65583(a)(7) of the State’s Housing Element Law requires that Housing Elements contain an “analysis of opportunities for energy conservation with respect to residential development.”

Utility-related costs can directly affect the affordability of housing in Northern California. However, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires adoption of an “energy budget.” In turn, the home building

industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

The following are among the alternative ways to meet state energy standards:

- The use of passive solar construction techniques that require proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- The use of higher insulation levels.
- The use of active solar water heating in exchange for less insulation and/or energy conserving window treatments.

Other examples of energy saving construction techniques are:

- Locating homes on the northern portion of the sunniest location of building sites.
- Designing structures to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions.
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face.
- Making the main entrance a small enclosed space that creates an air lock between the building and its exterior.
- Orienting the entrance away from winds or using a windbreak to reduce the wind velocity against the entrance.

Site planning techniques, the use of landscaping, and the layout of new developments can also reduce energy consumption associated with residential development through reductions in heating and cooling needs, opportunities to use non-motorized methods of transportation, and reductions in energy inputs to the development of housing.

Training, Employment, and Community Help, Incorporated (TEACH), located at 112 East 2nd Street Alturas, is a broad based, multi-purpose non-profit 501(c)3 organization that administers a wide variety of programs funded by grants federal, state and private funding sources. TEACH provides an energy assistance programs to low income families to help pay their energy bills, which can be quite extreme during the winter. This program, referred to as LIHEP, provided for approximately 550 payments to the same amount of families in 2016 in Modoc County (including Alturas).

The REACH Program, also administered by TEAC, provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low income customers, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs.

PG&E provides a variety of energy conservation services for residents and PG&E also participates in several other energy-assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Relief for Energy Assistance through Community Help (REACH) Program.

The California Alternate Rates for Energy Program (CARE) provides a 15% monthly discount on gas and electric rates to income-qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.

## **Retrofit**

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of “retrofit.” Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating-air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. Modoc County Building and Safety Department monitors such modifications on substantial rehabilitation projects pursuant to the California Building Codes.

The Redwood Communities Action Agency, located in Eureka, CA, overseen by TEACH, provides a weatherization program to low income homeowners to improve their homes for energy efficiency. The program provides between 20 and 30 retrofit projects to Modoc County annually, depending on the amount of funding assistance received by Modoc County.

HUD offers grants or subsidized loans to owners and tenants in residential, commercial and agricultural buildings for the purchase and installation of conservation and solar measures. These funds are disbursed through the state and provide financial assistance to consumers for solar and energy conservation improvements.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to States for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

On September 6, 2000, the Legislature responded to the California Energy Crisis by passing AB 970. The statute known as the California Energy and Reliability Act of 2000, found that there has been significant growth in the demand for electricity and that new power plant construction and energy conservation have seriously lagged. The Act provides significant investment in conservation and demand-side management programs.

## LAND AVAILABILITY AND CAPACITY ANALYSIS

### Adequate Sites for RHNA

The amount of land available for the development of housing is crucial in considering methods of meeting housing need. State law requires that the County provide an adequate number of sites to allow for and facilitate production of the County's regional share of housing. To determine whether the County has sufficient land to accommodate its share of regional housing needs for all income groups, the Housing Element must identify "adequate sites." Under state law (California Government Code § 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. Also, AB 1397, adopted by the State of California in 2017, further amends and clarifies these standards that apply to meeting the needs of lower income housing. For qualifying low- and very low-income housing unit production for Modoc County, vacant sites qualify for densities that exceed 10 units per acre, are located in a High Density Residential Zone (RH), have water and sewer, and that are at least 0.5 acres, but do not exceed 10 acres. Each of these qualifying sites need to be reviewed for any constraints to developing at this higher density range. For moderate and above moderate-income housing units, the sites must be vacant and demonstrate that they have reasonable development opportunities to develop at the density provided under the General Plan and Zoning Code. Appendix D of this document includes a more detailed analysis of the methodology used for each area of the County and includes a complete listing of all vacant residentially zoned parcels and their status, including parcel number, size, general plan land use designation, zoning, realistic development capacity, potential development capacity, and designated housing income assignments. The following summarizes the results of this complete capacity analysis.

Table 4-2 identifies the housing types permitted by right and through issuance of a use permit within each Zone District within the County. General Plan land use designations and densities, as well as Zone Districts, were considered in determining the availability of vacant sites suitable for production of housing types to satisfy the need for a variety of housing types to meet the needs within each income category, as identified in the County's 2019-2024 6<sup>th</sup> Cycle RHNA (refer to Table 4-9 below).

In summary the County has sufficient vacant residentially zoned land to meet or exceed the County's 2019-2024 6<sup>th</sup> Cycle RHNA. Cumulatively, the County has over 3,800 vacant residentially zoned parcels with a realistic development capacity of over 2,600 dwelling units (excluding accessory units). At maximum zoning potential, this is increased to over 8,000 units.

***Above Moderate-Income Units*** – Development potential for above moderate-income units based on realistic development capacity is 1,966 units, exceeding the 5 units required under RHNA. Most of these sites are in rural areas or within the Calpines planned community. Over 1,700 of these units would be located within Calpines which is designated either Urban Recreational in the General Plan and zoned High Density Residential (RH). The remaining vacant parcels are in larger land holdings, with a realistic development capacity of 263 units.

***Moderate-Income Units*** – Development potential for moderate-income units based on realistic development capacity is 678 units, exceeding the 3 units required under RHNA. These units are

located within the areas of the County designated for Urban land uses in the General Plan and zoned RH. Most of these areas consist of small rural communities spread across the County as show in Figures 4-1 and 4-2. Some of these areas that have limited public water or sewer service have a greater ability to build out at higher densities.

**Low-Income Units** – Development potential for low-income units based on realistic development capacity is 2 units based on one 0.54 parcel located in the unincorporated community of Newell. This parcel is shared with the development capacity for very low-income units as shown in Figure 4-3. Newell is a full-service area that is served public water and sewer service by Newell County Water District.

**Very Low-Income Units** – Development potential for low-income units based on realistic development capacity is 3 units based on one 0.54 parcel located in the unincorporated community of Newell. This parcel is shared with the development capacity for low income units as shown in Figure 4-3.

<b>Table 4-8. Vacant Land Zoning Compliance with 6<sup>th</sup> Cycle RHNA</b>		
<b>Income Group</b>	<b>RHNA (units)</b>	<b>Development Capacity (units)*</b>
Very Low-	3	3
Low-	2	2
Moderate-	3	678
Above Moderate-	5	1,966
<b>Total</b>	<b>13</b>	<b>2,649</b>
* Details of vacant parcels are referenced in Table 4-10. The County issued six housing building permits during the 6 <sup>th</sup> RHNA Cycle, between August 31, 2019 and October 28, 2020. All six were for moderate income housing units. So presumably, these units will be occupied by 2024, satisfying all 3 of the 6 <sup>th</sup> Cycle RHNA for moderate income housing.		

## **Methodology**

As part of this Housing Element update process, County staff inventoried all vacant land within the County (excluding the City of Alturas) suitable for future residential development. Aerial photography and windshield surveys were used to identify these properties. Geographic information software and assessor’s parcel data were consulted to determine the size of each parcel. The Zoning Code and General Plan were then consulted to determine the residential development potential of each parcel identified, based on applicable development standards, general plan unit densities and the size and potential development constraints of each parcel. Appendix D of this document includes a more detailed analysis of the methodology used for each area of the County and includes a complete listing of all vacant residentially zoned parcels and their status.

## **Vacant Residential Land Inventory**

Based on this residential site capacity analysis, Modoc County has the potential Realistic Development Capacity to create over 13 new dwelling units to satisfy the County's 6<sup>th</sup> RHNA Cycle. Realistic Development Capacity consists of 80% of maximum density in all RH zones where both public water and sewer are available. Various maps that cross reference Table 4-10 have been included as follows:

1. Figure 4-1: Map showing vacant RH urban parcels without urban services such as public water and/or sewer. The General Plan and Zoning for these parcels provide for a residential development density of one unit per 1.5 acres. Realistic development capacity was assumed at 80% of this designated density or one unit per 1.8 acres. As shown in Tables 4-9 and 4-10, there is capacity for these parcels to exceed the 6<sup>th</sup> Cycle RHNA for moderate and above moderate housing units.
2. Figure 4-2: Map showing vacant RH urban parcels with either public water or public sewer. The General Plan and Zoning for these parcels provide for a residential development density of 6 units per acres. Realistic development capacity was assumed at 80% of this density or 4.8 units per acre. As shown in Tables 4-9 and 4-10, there is capacity for these parcels to exceed the 6<sup>th</sup> Cycle RHNA for moderate and above moderate housing units.
3. Figure 4-3: Map showing vacant RH urban parcels with public water and sewer in Newell. The General Plan and Zoning for this parcel provides for a residential development density of 13 units per acre. Realistic development capacity for this parcel was assumed at 80% of this density or 10.4 units per acre. Only one parcel, Assessor's Parcel (AP) 005-304-50, was found that exceeds 0.5 acres which is highlighted in this map. This 0.54 acre parcel is the only one found in the County that qualifies for production of lower income housing units based on State housing law. This parcel is anticipated to produce 3 very low-income and 2 low-income units that complies with County's 6<sup>th</sup> Cycle RHNA. This property, located off of 5<sup>th</sup> Avenue and Hollywood Street, has excellent access to Highway 139, is flat and church to the west and residential to the north east, and south. There are no significant constraints to developing this property for higher density housing of 10 units per acre.

## **Supplemental Potential Low and Very Low-Income Units**

Based on AB 1397 (Government Code § 65583.2(c)(2)(A)), sites smaller than ½ acre cannot be counted towards lower-income housing units. To increase the potential availability of additional lower-income units, Program 11.3 was created to increase the size of vacant lots in Newell by consolidating adjoining vacant parcels as shown in Figure 4-4. This map shows vacant parcel groupings to provide the opportunity to consolidate these vacant parcels to create larger properties that are at least ½ acre in size. Realistic development capacity for these parcels were assumed at 80% of this density or 10.4 units per acre. As shown in Table 4-10, there is an opportunity to

produce an additional 64 lower income units based on realistic development capacity if these lots were combined and built on with higher density housing.

### Use of Previous Identified Sites

California Government Code § 65583.2(c), requires that if the vacant sites identified were previously targeted as sites for lower income housing in the previous 4<sup>th</sup> and 5<sup>th</sup> RHNA Cycles, then the sites used during this 6<sup>th</sup> RHNA Cycle must allow housing development by right when the developments are reserved for at least 20% for lower income. Program 11.2(e) was created to amend the Zoning Code to include this provision to apply to vacant RHD sites.

<b>Table 4-9. Modoc County – Residential Capacity Analysis on Vacant Land</b>										
Urban Community	Acres	Number of Parcels	Realistic Capacity	Assumptions	Potential Capacity	Assumptions	Services	GP	Zone	Income
Newell Very Low-Income	0.54	1	3	13 units/acre *	5	13 du/acre	PW/PS	Urban	RH	VLI
<b>Total VLI</b>			<b>3</b>							
Newell Low-Income	0.54	1	2	13 units/acre*	4	13 du/acre	PW/PS	Urban	RH	LI
<b>Total LI</b>			<b>2</b>							
Newell Moderate-Income	17.70	93	132	13 units/acre*	187	13 du/acre	PW/PS	Urban	RH	MOD
Adin	11.09	27	56	6 units/acre*	67	6 du/acre	Sewer	Urban	RH	MOD
Daphnedale	18.27	26	77	6 units/acre*	96	6 du/acre	Sewer	Urban	RH	MOD
Cedarville	29.63	59	112	6 units/acre*	166	6 du/acre	Water	Urban	RH	MOD
Canby	4.36	20	20	1 du/1.5 acres	20	1 du/1.5 ac.	None	Urban	RH	MOD
Davis Creek	1.03	1	1	1 du/1.5 acres	1	1 du/1.5 ac	None	Urban	RH	MOD
Eagleville	8.02	18	18	1 du/1.5 acres	18	1 du/1.5 ac	None	Urban	RH	MOD
Fort Bidwell	14.58	34	34	1 du/1.5 acres	34	1 du/1.5 ac	None	Urban	RH	MOD
Lake City	4.79	10	10	1 du/1.5 acres	10	1 du/1.5 ac	None	Urban	RH	MOD
Likely	0.70	5	5	1 du/1.5 acres	5	1 du/1.5 ac	None	Urban	RH	MOD
Lookout	18.26	17	17	1 du/1.5 acres	17	1 du/1.5 ac	None	Urban	RH	MOD

<b>Table 4-9. Modoc County – Residential Capacity Analysis on Vacant Land</b>										
Urban Community	Acres	Number of Parcels	Realistic Capacity	Assumptions	Potential Capacity	Assumptions	Services	GP	Zone	Income
Modoc Residential Estates	123.36	84	84	1 du/1.5 acres	84	1 du/1.5 ac	None	Urban	RH	MOD
New Pine Creek	11.11	28	28	1 du/1.5 acres	28	1 du/1.5 ac	None	Urban	RH	MOD
NE	123.36	84	84	1 du/1.5 acres	84	1 du/1.5 ac	None	Urban	RH	MOD
<b>Total MOD</b>	<b>386.26</b>	<b>437</b>	<b>678</b>		<b>817</b>					
Calpines	617.51	1,768	1,703	1 du/lot	6,955	13 du/acre	PW/PS	Urban Rec	RH	AMOD
Total Non-Urban	2,857.67	263	263	1 unit/parcel	263	1 unit/parcel	None	Rural	RH	AMOD
<b>Total AMOD</b>	<b>3,475.18</b>	<b>2,031</b>	<b>1,966</b>		<b>7,218</b>					
<b>Cumulative</b>	<b>3,861.98</b>	<b>2,469</b>	<b>2,649</b>		<b>8,044</b>					

*\* Assumes 80% of lands or parcels will develop at the designated density. For example, High Density Residential (HDR) which allows up to 13 units per acre is calculated at 80% of 13 units per acre for a realistic development capacity of 10.4 units per acre. Resulting number for each parcel is always rounded down for any unit number that results in a fraction.*

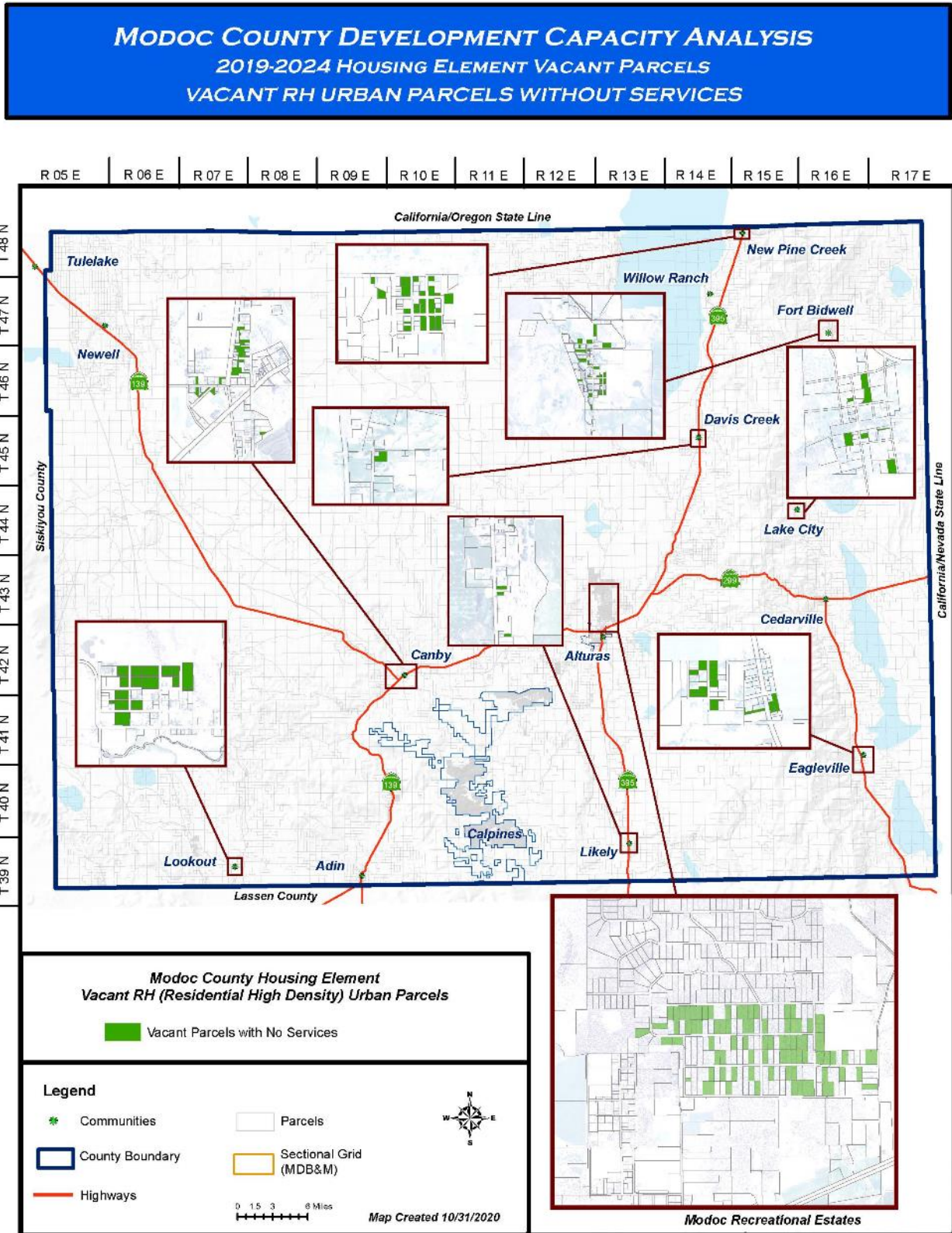
*PW = Public Sewer*  
*PS = Public Sewer*

<b>Table 4-10. Newell Community (Modoc County) Vacant High-Density Residential Parcel Groups Residential Capacity Analysis</b>										
Title	Ref	APN	Acres	Zone	General Plan	Services	Realistic Capacity	Buildout Assumption	Potential Capacity	Potential Affordability (Income Level)
<b>Parcel Group 1</b>	1	00540702	0.17	RH	Urban	Water/Sewer	1	80% of 13 units per acre	2	LI and/or VLI
	2	00540703	0.17	RH	Urban	Water/Sewer	1	80% of 13 units per acre	2	LI and/or VLI
	3	00540705	0.17	RH	Urban	Water/Sewer	1	80% of 13 units per acre	2	LI and/or VLI
	4	00540707	0.17	RH	Urban	Water/Sewer	1	80% of 13 units per acre	2	LI and/or VLI
	5	00540708	0.17	RH	Urban	Water/Sewer	1	80% of 13 units per acre	2	LI and/or VLI
		<b>Totals:</b>	<b>0.83</b>	RH			<b>5</b>		<b>10</b>	LI and/or VLI
<b>Parcel Group 2</b>	1	00540504	0.33	RH	Urban	Water/Sewer	3	80% of 13 units per acre	4	LI and/or VLI
	2	00540506	0.32	RH	Urban	Water/Sewer	3	80% of 13 units per acre	4	LI and/or VLI
	3	00540507	0.16	RH	Urban	Water/Sewer	1	80% of 13 units per acre	2	LI and/or VLI
	4	00540508	0.17	RH	Urban	Water/Sewer	1	80% of 13 units per acre	2	LI and/or VLI
		<b>Totals:</b>	<b>0.98</b>	<b>RH</b>			<b>8</b>		<b>12</b>	<b>LI and/or VLI</b>
<b>Parcel Group 3</b>	1	00540303	0.15	RH	Urban	Water/Sewer	1	80% of 13 units per acre	1	LI and/or VLI
	2	00540304	0.30	RH	Urban	Water/Sewer	2	80% of 13 units per acre	3	LI and/or VLI

**Table 4-10. Newell Community (Modoc County) Vacant High-Density Residential Parcel Groups Residential Capacity Analysis**

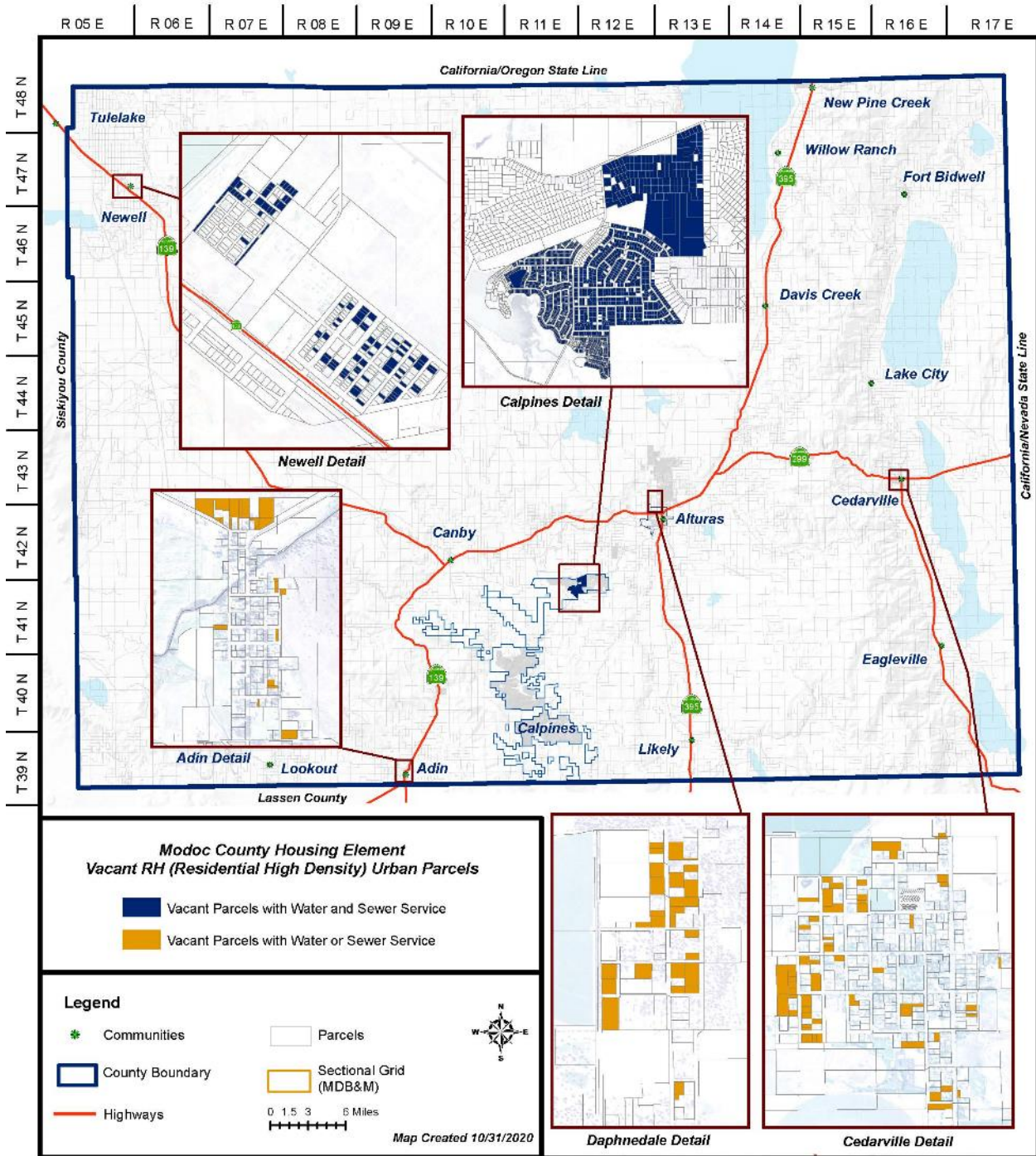
Title	Ref	APN	Acres	Zone	General Plan	Services	Realistic Capacity	Buildout Assumption	Potential Capacity	Potential Affordability (Income Level)
	3	00540305	0.15	RH	Urban	Water/Sewer	1	80% of 13 units per acre	1	LI and/or VLI
		<b>Totals:</b>	<b>0.60</b>	<b>RH</b>			<b>4</b>		<b>5</b>	<b>LI and/or VLI</b>
Parcel Group 4	1	00539003	0.27	RH	Urban	Water/Sewer	2	80% of 13 units per acre	3	LI and/or VLI
	2	00540001	0.35	RH	Urban	Water/Sewer	3	80% of 13 units per acre	4	LI and/or VLI
	3	00540103	0.13	RH	Urban	Water/Sewer	1	80% of 13 units per acre	1	LI and/or VLI
	4	00540105	0.12	RH	Urban	Water/Sewer	1	80% of 13 units per acre	1	LI and/or VLI
	5	00540107	0.12	RH	Urban	Water/Sewer	1	80% of 13 units per acre	1	LI and/or VLI
	6	00540108	0.12	RH	Urban	Water/Sewer	1	80% of 13 units per acre	1	LI and/or VLI
	7	00540204	0.18	RH	Urban	Water/Sewer	1	80% of 13 units per acre	2	LI and/or VLI
		<b>Totals:</b>	<b>1.30</b>	<b>RH</b>			<b>10</b>		<b>13</b>	<b>LI and/or VLI</b>
Parcel Group 5	1	00529411	0.16	RH	Urban	Water/Sewer	1	80% of 13 units per acre	2	LI and/or VLI
	2	00529412	0.17	RH	Urban	Water/Sewer	1	80% of 13 units per acre	2	LI and/or VLI
	3	00529425	0.33	RH	Urban	Water/Sewer	3	80% of 13 units per acre	4	LI and/or VLI
	4	00529426	0.33	RH	Urban	Water/Sewer	3	80% of 13 units per acre	4	LI and/or VLI
			<b>Totals:</b>	<b>0.98</b>	<b>RH</b>			<b>8</b>		<b>12</b>
Parcel Group 6	1	00530326	0.36	RH	Urban	Water/Sewer	3	80% of 13 units per acre	4	LI and/or VLI
	2	00530336	0.17	RH	Urban	Water/Sewer	1	80% of 13 units per acre	2	LI and/or VLI
			<b>Totals:</b>	<b>0.53</b>	<b>RH</b>			<b>4</b>		<b>6</b>
Parcel Group 7	1	00530449	0.36	RH	Urban	Water/Sewer	3	80% of 13 units per acre	4	LI and/or VLI
	2	00530450	0.54	RH	Urban	Water/Sewer	5	80% of 13 units per acre	6	LI and/or VLI
			<b>Totals:</b>	<b>0.89</b>	<b>RH</b>			<b>8</b>		<b>10</b>
Parcel Group 8	1	00531231	0.30	RH	Urban	Water/Sewer	3	80% of 13 units per acre	3	LI and/or VLI
	2	00531237	0.31	RH	Urban	Water/Sewer	3	80% of 13 units per acre	4	LI and/or VLI
	3	00531238	0.15	RH	Urban	Water/Sewer	1	80% of 13 units per acre	1	LI and/or VLI
			<b>Totals:</b>	<b>0.77</b>	<b>RH</b>			<b>7</b>		<b>8</b>
Parcel Group 9	1	00531111	0.12	RH	Urban	Water/Sewer	1	80% of 13 units per acre	1	LI and/or VLI
	2	00531112	0.14	RH	Urban	Water/Sewer	1	80% of 13 units per acre	1	LI and/or VLI
	3	00531113	0.16	RH	Urban	Water/Sewer	1	80% of 13 units per acre	2	LI and/or VLI
	4	00531114	0.15	RH	Urban	Water/Sewer	1	80% of 13 units per acre	1	LI and/or VLI
	5	00531121	0.31	RH	Urban	Water/Sewer	3	80% of 13 units per acre	4	LI and/or VLI
			<b>Totals:</b>	<b>0.88</b>	<b>RH</b>			<b>7</b>		<b>9</b>
Total Without Parcel 00530450			<b>8.12</b>	<b>RH</b>			<b>64</b>		<b>79</b>	<b>LI and/or VLI</b>
Cumulative			<b>8.66</b>	<b>RH</b>			<b>69</b>		<b>85</b>	<b>LI and/or VLI</b>

Figure 4-1. Vacant Urban High Density Residential (HDR) Parcels – No Urban Services



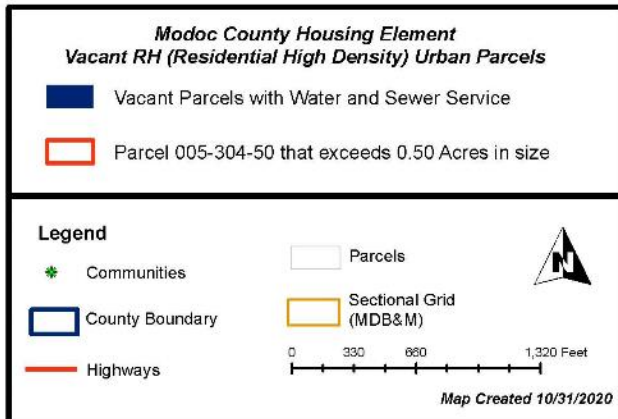
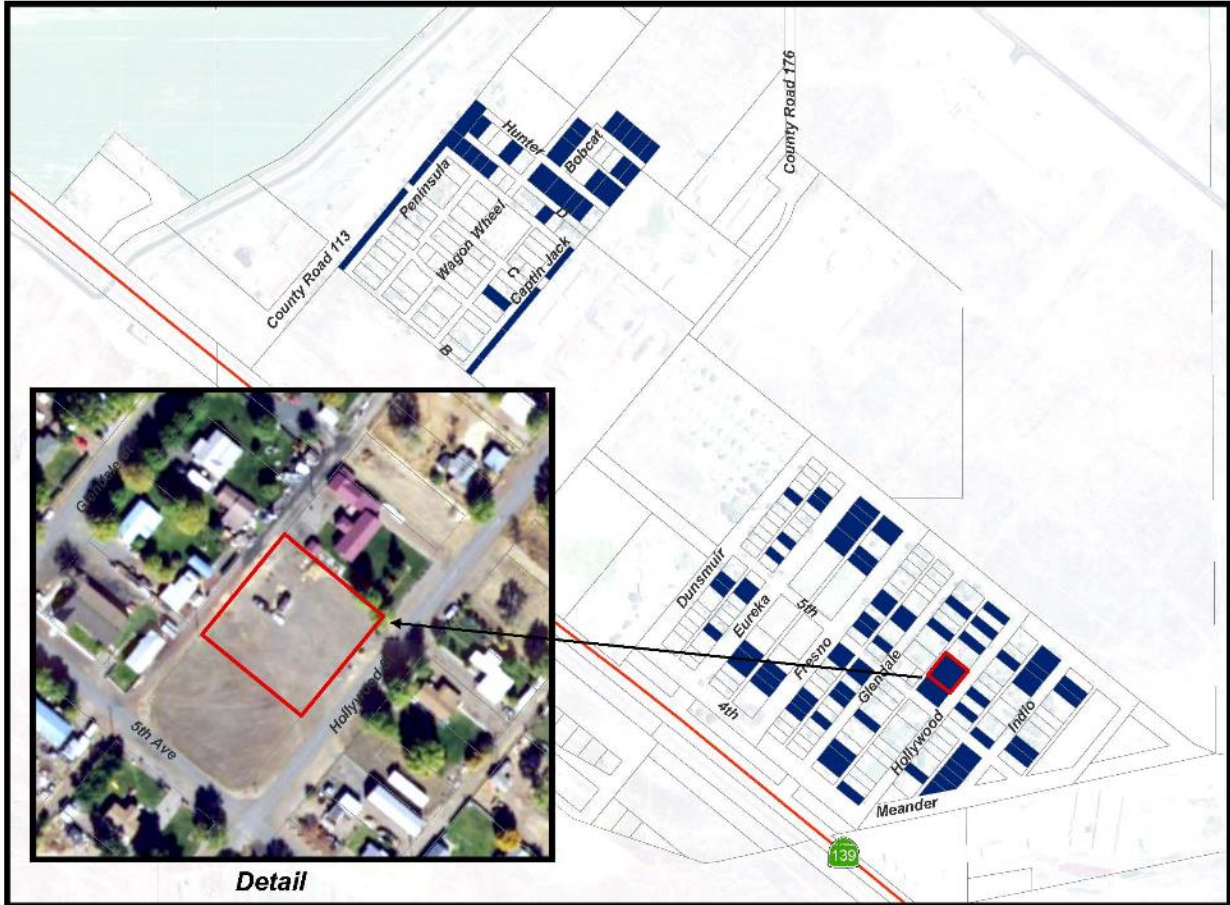
**Figure 4-2. Vacant Urban High Density Residential (HDR) Parcels –  
With Either Public Water or Public Sewer Services**

**MODOC COUNTY DEVELOPMENT CAPACITY ANALYSIS**  
2019-2024 HOUSING ELEMENT VACANT PARCELS  
VACANT RH URBAN PARCELS WITH SERVICES



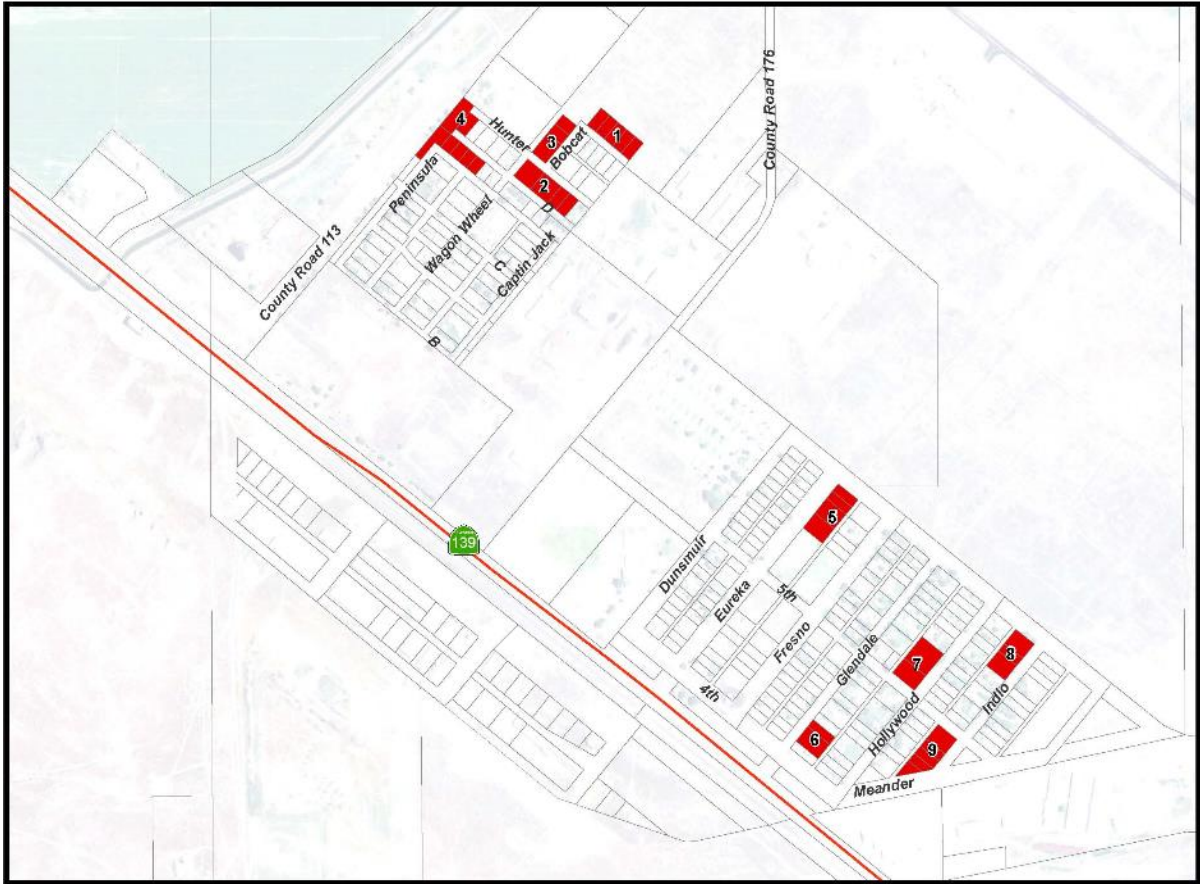
**Figure 4-3. Vacant Urban High Density Residential (HDR) Parcels –  
With Public Water and Sewer Services**

**MODOC COUNTY DEVELOPMENT CAPACITY ANALYSIS**  
 2019-2024 HOUSING ELEMENT VACANT PARCELS  
 NEWELL VACANT RH URBAN PARCELS WITH SERVICES




**Figure 4-4. Vacant Urban High Density Residential (HDR) Parcels –  
With Public Water and Sewer Services Potentially Grouped**






**MODOC COUNTY DEVELOPMENT CAPACITY ANALYSIS**  
 2019-2024 HOUSING ELEMENT VACANT PARCELS  
 NEWELL VACANT RH URBAN PARCEL GROUPS WITH SERVICES



**Modoc County Housing Element  
Vacant RH (Residential High Density) Urban Parcels**

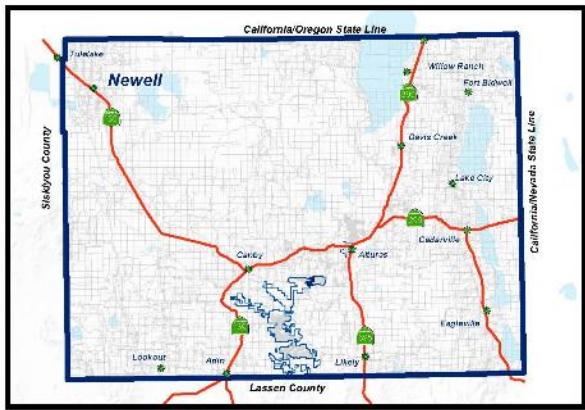
 Vacant RH Parcel Groupings with Water and Sewer Service that are equal to or larger than 0.50 Acres in size and less than 10 Acres in size Parcel Groupings numbered 1 to 9

**Legend**

-  Communities
-  County Boundary
-  Highways
-  Parcels
-  Sectional Grid (MDB&M)

0 330 660 1,320 Feet

Map Created 10/31/2020



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## **CHAPTER 5: HOUSING ACHIEVEMENTS DURING THE 2014-2019 PLANNING CYCLE**

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### **A. OVERVIEW**

State law (California Government Code § 65588(a)) requires each jurisdiction to review its Housing Element as frequently as appropriate to 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.
- The progress of the County in implementation of the Housing Element.

According to HCD, *Housing Element Questions and Answers: A Guide to the Preparation of Housing Elements*, the review is a three-step process:

1. Review the results of the previous element’s goals, objectives, policies, and programs. The results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints).
2. Compare what was projected or planned in the previous element to what was actually achieved. Analyze the significant differences between them. Determine where the previous Housing Element met, exceeded, or fell short of what was anticipated.
3. Based on the above analysis, describe how the goals, objectives, policies and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

This chapter documents Modoc County’s achievements under the 2014-2019 Housing Element with respect to the actions and objectives contained in the Element and describes the relative success of Modoc County’s efforts to implement these programs. It also contains recommendations for program changes to address current and projected needs and state requirements between 2019 and 2024 and ties into Table 6-1 of new programs found in Chapter 6.

### **B. SUMMARY OF ACHIEVEMENT**

Since the adoption of the last Housing Element update, Modoc County implemented a number of actions to plan for, accommodate, and facilitate the construction, rehabilitation, and preservation of affordable housing. Unfortunately, due to declining population and economic depression, Modoc County has experienced losses in population. These losses are reflected in Table 3-15 of Chapter 3 of this Housing Element. However, an overall net increase in housing was experienced with most of the housing attributed to construction of above-moderate income housing. The accomplishments from this time are provided in Table 5-1. It identifies all residential units

that have been approved and/or constructed to date in Modoc County that contribute to meeting the regional housing needs.

<b>Table 5-1. Progress in Meeting 5<sup>th</sup> Cycle RHNA for 2014-2019</b>		
<b>Income Level</b>	<b>Number</b>	<b>Actual Built</b>
Very Low-	12	0
Low-	16	5
Moderate-	17	17
Above Moderate-	43	37
<b>Total</b>	<b>99</b>	<b>59</b>
<b>Extremely Low-</b>	<b>11*</b>	<b>7*</b>
<p><i>*A seven-unit emergency housing shelter was constructed during the 2014-2019 period in Alturas that is used by at least 20 extremely low-income people. This project was developed through a collaborative effort between the County and the City.</i></p>		

During the 2014-2019 5<sup>th</sup> Cycle RHNA the County implemented a number of programs to plan for, accommodate and facilitate the construction, rehabilitation and preservation of affordable housing. The accomplishments from this time are provided in Table 5-2, which identifies all residential units that have been approved and/or constructed to date in the unincorporated areas of Modoc County that contribute to meeting the regional housing needs.

<b>Table 5-2. Description of Achievements from Previous 2014-2019 Housing Element Summary of Achievements</b>		
<b>Action Program</b>	<b>Programs</b>	<b>Accomplishments / Results / Status</b>
<p><b><u>Objective 1: Meeting Basic Construction Goals</u></b></p> <p><b>Policy 1: Based on the Regional Housing Needs projections, Modoc County will provide adequate sites to encourage the construction or placement of at least 10 new housing units including 4 extremely low-, very low- and low-income housing units in the unincorporated County by June 30, 2019.</b></p> <p><b>Accomplishments:</b> Except for the production of 4 extremely low income units (which the County experienced 2 of the 4) the County exceeded production of all other housing units over the 5<sup>th</sup> RHNA with the production of 2-Very Low, 8-Low, 32-Moderate, and 5-Above Moderate. The County also secured Partnership Help Funding to convert an apartment project to a 7-unit low barrio shelter that serves homeless in 2018. It is also noted, that the County assisted in renovation of 47 extremely low-income farmworker housing units in the Newell area of the County during this period. The County should expand efforts to produce more housing units in all income categories for the next RHNA Cycle.</p>		
1.1	Modoc County will maintain an updated inventory of vacant residential parcels for prospective development. This list shall be posted on Modoc County's website.	<b>Accomplishments:</b> The Vacant Lands Inventory from the 5 <sup>th</sup> Cycle Housing Element is posted on the County Website and updated as necessary.

**Table 5-2. Description of Achievements from Previous 2014-2019 Housing Element Summary of Achievements**

Action Program	Programs	Accomplishments / Results / Status
		<p><b>Results:</b> Implemented. The Vacant Lands Inventory is now available to those interested in pursuing a new development project within Modoc County</p> <p><b>Status:</b> Continue Program with Updated Mapping as ongoing with Program 1.2 (Annual Housing Element Reporting).</p>
1.2	<p>As required by Government Code, at least once per year the Planning Department will evaluate housing issues and needed programs for the upcoming fiscal year. Starting in 2018, Modoc County will start conducting annual reviews of Modoc County’s housing needs. This includes preparation and submittal of annual housing element progress reports to HCD as required by law. To this end, the Planning Department shall consult with other County departments and community representatives involved in housing issues and program. The Planning Department will make recommendations to the Board of Supervisors for housing and implementing the housing element including persons responsible for the preparation of funding applications and administering programs.</p>	<p><b>Accomplishments:</b> Submitted Annual Housing Element Reports to HCD and OPR for 2014, 2015, 2016, 2017 2018 and 2019.</p> <p><b>Results:</b> Implemented for the 5<sup>th</sup> RHNA.</p> <p><b>Status:</b> Continue program through the 6<sup>th</sup> RHNA Cycle.</p>
1.3	<p><b>Promotion of Mixed Uses:</b> Modoc County will continue to pursue mixed-uses in the designated community areas, when appropriate, by promoting the Rural Town (RT) Zone that continues the historic community development patterns by fully utilizing parcels for residential and limited commercial use.</p>	<p><b>Accomplishments:</b> Modoc County did not receive any applications for mixed-use development during the 5<sup>th</sup> RHNA.</p> <p><b>Results:</b> Although mixed use will continue to be encouraged in the RT Zone, Programs 11.2 and 11.4, which includes adding Accessory and Junior Accessory housing unit regulations to the Zoning Code, and marketing this program should adequately replace this program.</p> <p><b>Status:</b> Omit this program.</p>
1.4	<p><b>Military Air Space Project Review:</b> For any new housing project or proposed general plan amendment that meets the criteria referenced in Public Resources Code Sections 21098 and that is located in the identified low level flight path, the respective branch of the military be consulted of said project for comment.</p>	<p><b>Accomplishments:</b> Modoc County did not receive any application for development that meets the criteria referenced in Public Resources Code Sections 21098 and that is located in the identified low level flight path. County Planning and Building Department established new procedures for military land use review that will be ongoing.</p> <p><b>Results:</b> No development applications received. New procedures for process development</p>

**Table 5-2. Description of Achievements from Previous 2014-2019 Housing Element Summary of Achievements**

Action Program	Programs	Accomplishments / Results / Status
		<p>applications have been established in accordance with Public Resources Code Sections 21098.</p> <p><b>Status:</b> Omit this program.</p>
<p><b><u>Objective 2: Maintain Housing Opportunities</u></b></p>		
<p><b>Policy 2: Encourage a variety of housing opportunities for all segments of the community.</b></p>		
<p><b>Accomplishments:</b> The County substantially met the 5<sup>th</sup> RHNA Cycle production objectives with the production with a variety of housing created for all income levels. The County experienced the development of 12 lower income units, 32-Moderate, and 5-Above Moderate. The County also secured Partnership Help Funding to convert an apartment project to a 7-unit low barrio shelter to serve homeless in 2018. It is also noted, that the County assisted in renovation of 47 extremely low-income farmworker housing units in the Newell area of the County during this period. Although the County did exceed production of 5<sup>th</sup> RHNA Cycle moderate and above moderate-income housing units, as an economic development strategy the County should continue to encourage the development of additional market rate rental and ownership housing (see new Program 2.2 in Table 6-1).</p>		
2.1	<p><b>New Affordable Housing Information and Support:</b> Modoc County will assist and familiarize builders and land owners with the opportunities to facilitate the development of housing for lower income households including manufactured/mobile homes, accessory/secondary units, provided through the zoning code revisions adopted in 2017.</p>	<p><b>Accomplishments:</b> The 5<sup>th</sup> Cycle Housing Element is available on the County web site with information addressing opportunities to facilitate the development of affordable housing. This information is also made available to interested builders and land owners. However, more effort is needed for reaching out to non-profit developers, such as Habitat for Humanity to create a greater diversity of lower income units, such as self-help housing units.</p> <p><b>Results:</b> This program was implemented, but needs to be expanded.</p> <p><b>Status:</b> This program is retained but expanded.</p>
2.2	<p><b>New Affordable Housing Incentive Program:</b> Modoc County will streamline the building permit review process for new affordable housing, such as manufactured/mobile homes, accessory/secondary units, to facilitate the development of housing for lower income households provided through the zoning code revisions adopted in 2017.</p>	<p><b>Accomplishments:</b> Modoc County Zoning Ordinance was amended starting in 2017 to include revised regulations related to the development housing for lower income households</p> <p><b>Results:</b> Updated Zoning Ordinance. However, a number of new State housing laws have been created which will require further amendments to the County’s zoning regulations to include accessory dwelling units, low barrier navigation centers/housing, SB 35 streamline housing compliance, and new density bonus allowances which will further expand and incentivize new affordable housing.</p> <p><b>Status:</b> Omit program and replace with Program 11.2(Table 6-1) which includes amendments to</p>

**Table 5-2. Description of Achievements from Previous 2014-2019 Housing Element Summary of Achievements**

Action Program	Programs	Accomplishments / Results / Status
		the zoning regulations to include accessory dwellings.
<p><b>Objective 3: Fulfill Special Housing Needs</b></p>		
<p><b>Policy 3: Modoc County encourages the construction or placement of housing units designed to meet the needs of households with special housing requirements.</b></p>		
<p><b>Accomplishments:</b> The County continued efforts to encourage construction of special needs housing, including conversion of a 7-unit apartment building to a low barrier navigation center and support of developing some lower income market rate housing.</p>		
3.1	<p><b>Section 8 Housing Voucher Support:</b> Taking into consideration infrastructure constraints, and to the extent Modoc County has financial capability, continue to increase the supply of rental units that receive rental assistance, by pursuing funding through state and federal agencies. Modoc County shall continue to cooperate with the Shasta County Housing Authority in its administration of the federal Section 8, Housing Choice Voucher rental assistance program to maintain the availability of housing vouchers in Modoc County. Modoc County's role will be to provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development.</p> <p>The County's role will be to:</p> <ul style="list-style-type: none"> <li>• Provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development;</li> <li>• Provide information on the rental assistance program at the Social Services Department's public counter and distribute information to partner agencies, such as TEACH and Legal Services of Northern California.</li> </ul>	<p><b>Accomplishments:</b> The Shasta County Community Action Agency administered the Modoc County Section 8 voucher program. Due to disclosure requirements the Agency cannot report number of vouchers at a county level, but they do provide this program to Trinity, Siskiyou, Modoc, and Shasta County. The Agency also added new programs and amended the waiting list preferences in 2019.</p> <p><b>Results:</b> Satisfied</p> <p><b>Status:</b> On-going</p>
3.2	<p><b>Reasonable Accommodation Program:</b> Modoc County will continue to permit accessory structures, building modifications and site plans that provide accessibility for persons with disabilities and will continue to implement the state and federal building standards for handicapped accessibility. To the extent Modoc County has financial capability, the Planning</p>	<p><b>Accomplishments:</b> Modoc County Zoning Ordinance was amended starting in 2017 to include revised regulations related to the development housing for persons with disabilities. Some additional revisions will need to be made to the Zoning Ordinance to further reduce constraints to reasonable accommodation requests. These revisions are noted in Program</p>

**Table 5-2. Description of Achievements from Previous 2014-2019 Housing Element Summary of Achievements**

Action Program	Programs	Accomplishments / Results / Status
	<p>Department will provide brochures and assistance to residents about accessibility for persons with disabilities. Modoc County will administer the Reasonable Accommodation regulations to make sure necessary modifications can be made to housing in a timely and cost-effective manner to address the needs of disabled and developmentally disabled persons.</p>	<p>11.2. Brochures presenting potential housing options have been made available at the public counter</p> <p><b>Results:</b> Program has been implemented. Additional changes to Zoning Ordinance are needed and will be completed in accordance with Program 11.2.</p> <p><b>Status:</b> Omit this program.</p>
3.3	<p><b>ADA Compliance Program:</b> Modoc County will continue to ensure that all construction projects requiring building permits comply with the federal Americans with Disabilities Act (ADA) as provided by the Uniform Building Code. Modoc County will assist property owners and contractors in understanding ADA requirements when retrofit or rehabilitation projects for public, residential or commercial structures.</p>	<p><b>Accomplishments:</b> This program is administered on a continual basis. New development and construction as required by code is designed and approved per the requirements of the building code related to the ADA.</p> <p><b>Results:</b> All new construction and remodels are designed and built per ADA requirements.</p> <p><b>Status:</b> Retain program ad Program 3.2 as ongoing.</p>
3.4	<p><b>Homeless Support Program:</b> To the extent Modoc County has financial capability, Modoc County will participate in the Shasta Redding Continuum of Care for outreach, housing and shelter, homelessness prevention activities and related data management. This may include assisting with the Homeless Management Information System which is anticipated to be available to Modoc County in 2018. Objective is to secure financing in 2019 and to provide for housing rehabilitation and homebuyers assistance for a number of clients during the 2019-2024 planning cycle.</p>	<p><b>Accomplishments:</b> In 2019, the County secured funding and started testing a Homeless Management System. The program started formal operation in early 2020. Also, the County secured a Partnership Help Grant in 2018 and converted a 7 unit apartment building to a low barrier navigation center for homeless.</p> <p><b>Results:</b> New program successful in place but too soon to have reportable results.</p> <p><b>Status:</b> Retain program with revisions to expand funding in 2022 and construction or conversion of 5 or more units for homeless by 2024. Program is identified as Program 3.3.</p>
<p><b>Objective 4: Expand Infrastructure</b></p> <p><b>Policy 4: Modoc County shall actively facilitate the development of infrastructure in appropriate locations to better serve housing and job creation opportunities.</b></p> <p><b>Accomplishments:</b> The County continued efforts to encourage construction of special needs housing, including conversion of a 7-unit apartment building to a homeless transitional center, and support of developing some lower income market rate housing.</p>		
4.1	<p><b>New Affordable Housing Infrastructure and Public Service Support for Newell and Cedarville:</b> To the extent Modoc County has financial capability, Modoc County will continue</p>	<p><b>Accomplishments:</b> In 2018 the County supported the Newell County Water District CDBG application for the sewer treatment repair project to maintain adequate capacity and to</p>

**Table 5-2. Description of Achievements from Previous 2014-2019 Housing Element Summary of Achievements**

Action Program	Programs	Accomplishments / Results / Status
	to provide support services for Disadvantaged Unincorporated Communities in the form of technical assistance to districts and non-profit organizations in the application for state and federal grants (CDBG, EPA, USDA Rural Development) to expand and improve community infrastructure, including water and sewer systems, flood control and to improve structural fire protection services to serve residential development. The town of Newell and Cedarville should be specifically targeted. Anticipate further housing preservation of 10 extremely low-income units in migrant housing.	comply with Regional Water Quality Board requirements. <b>Results:</b> County support of CDBG grant funds <b>Status:</b> Retain program
4.2	<b>New Affordable Housing Water and Wastewater Reservation Support:</b> In accordance with Government Code Section 6558.7, Modoc County will monitor Newell County Water to assure sufficient priority sewer/water capacities are reserved for future low-income housing development per Modoc County’s RHNA for the 2014-2019 period; 4 equivalent dwelling unit services for lower-income households.	<b>Accomplishments:</b> Modoc County completed renovation of 47 farmworker housing units known as the Castlerock Farmworker Center. Also, the Newell County Water District reserved sewer and water capacity for this project. <b>Results:</b> renovation of 47 farmworker housing units <b>Status:</b> Retain program with modifications to reflect 6 <sup>th</sup> Cycle RHNA.
4.3	<b>Newell County Water District Improvement Grants:</b> To the extent Modoc County has financial capability, Modoc County shall collaborate with the Newell County Water District in preparing a CDBG applications for water and sewer expansion and improvements and to replace the sewer lines.	<b>Accomplishments:</b> Modoc County completed renovation of 47 farmworker housing units known as the Castlerock Farmworker Center. Also, the Newell County Water District reserved sewer and water capacity for this project <b>Results:</b> renovation of 47 farmworker housing units <b>Status:</b> Retain program with new objective to help improve capacity to serve 5 lower-income housing units by 2024.
<b>Objective 5: Rehabilitating and Replacing Existing Housing Stock</b>		
<b>Policy 5: Modoc County shall promote the rehabilitation and replacement of housing necessary to meet the needs of very low- and low-income housing units per year. This will depend on the availability of CDBG funds for this purpose.</b>		
<b>Accomplishments:</b> The County did not have sufficient resources during the 5 <sup>th</sup> RHNA Cycle to seek CDBG or other funding to create a housing rehabilitation program. Based on a recent housing conditions survey conducted by the City of Alturas, it was determined that there is a critical need to develop a housing rehabilitation program, not only for the City, but should also be extended to the County. Therefore, the County and City now have a renewed interest and priority to develop a County-Wide housing rehabilitation program for the 6 <sup>th</sup> RHNA Cycle.		
5.1	<b>Housing Conditions Survey:</b> Modoc County will partner with non-profit and for-profit groups	<b>Accomplishments:</b> Based on the City of Alturas 2019-24 Housing Element Housing Conditions

**Table 5-2. Description of Achievements from Previous 2014-2019 Housing Element Summary of Achievements**

Action Program	Programs	Accomplishments / Results / Status
	<p>to undertake housing rehabilitation and replacement programs, including accessory/second units and mobile/manufactured homes, and to apply for state and federal funds for rehabilitation programs. Modoc County anticipates the rehabilitation of homes within the unincorporated County based on available USDA Rural Development funds, CDBG and HOME funds and any other available funding during this planning period</p> <p>Note: Modoc County is financially limited from applying for housing rehabilitation and conservation funding without participation from Alturas, where there is a greater need for this program. However, alternatives may be available, such as collaborating with other agencies that have more financial capacity to take on a County housing rehabilitation program and replacement program, such as the Shasta County Housing Authority, TEACH, and/or Great Northern Services, a non-profit agency that provides these services for Siskiyou County. Also, funding for conducting a housing condition survey or income survey is very limited. For example, HCD modified the CDBG program so that such studies no longer can be paid for with State CDBG funding. However, Modoc County should continue seeking funding for this so that it will be in a good position to obtain grant funding for housing rehabilitation and conservation funding in the future.</p>	<p>survey, over 40% of the City’s housing stock was found to be in “poor” condition and in need to rehabilitation. Due to the County’s limited resources, no recent housing conditions survey for the unincorporated areas of the County have been conducted. However, the City’s survey may be indicative of housing rehabilitation needs within the County, so the County may not need to conduct a separate housing conditions survey to competitively secure grant funding for creating a housing rehabilitation program if the County teams with the City to develop and administer a County-wide housing rehabilitation program.</p> <p><b>Results:</b> If the City of Alturas and the County were to team to create a County-Wide Housing Rehabilitation Program, there may not need to have a separate Housing Conditions Survey conducted.</p> <p><b>Status:</b> Omit this Program (refer to new Program 5.1).</p>
5.2	<p><b>Housing Rehabilitation/Homebuyer Assistance and Rental Rehabilitation Grants:</b> The County will apply for housing rehabilitation, rental rehabilitation and homebuyer assistance funding (CDBG, HOME and/or other) to establish new programs for County-wide programs. This will include reaching out to the City to develop a collaborative rehabilitation and homebuyer program TEACH, and or Great Northern Services. Objective is to secure financing in 2022 and to provide for housing rehabilitation and homebuyers assistance for a number of clients during the 6<sup>th</sup> RHNA Cycle.</p>	<p><b>Accomplishments:</b> No progress has been made to create a housing rehabilitation (for both ownership and rentals) and homebuyer program. As noted in accomplishments for Program 5.1, as a result of a housing survey conducted by the City of Alturas, there is an excellent opportunity to work collaboratively with the City, TEACH and Great Northern Services to obtain grant funding and create these programs.</p> <p><b>Results:</b> There is renewed interest by the County, C, and TEACH to establish a new housing rehabilitation/homebuyer assistance program during the 6<sup>th</sup> RHNA Cycle.</p> <p><b>Status:</b> Retain program with renewed priorities.</p>

**Table 5-2. Description of Achievements from Previous 2014-2019 Housing Element Summary of Achievements**

Action Program	Programs	Accomplishments / Results / Status
<p><b><u>Objective 6: Conserving the Affordability of Existing Housing</u></b></p> <p><b>Policy 6: Modoc County shall evaluate and attempt to mitigate the general impacts of its policies and actions on the affordability of housing.</b></p> <p><b>Accomplishments:</b> The County continued efforts to conserve affordable housing but has had limited resources and funding opportunities to meet many objectives, such as creating a rental rehabilitation program. The County continues to collaborate with other agencies, such as the City of Alturas, TEACH, and special districts to conserve and rehabilitate the County’s housing supply.</p>		
6.1	<p><b>Rental Rehabilitation Program:</b> Review the feasibility of establishing a rental rehabilitation program to ensure that rentals remain affordable for a term of 5 years, or as otherwise specified by the funding program. In establishing a program for administering a rental rehabilitation program, consider coordinating with the Shasta County Housing Authority, TEACH, or Great Northern Services, the non-profit agency who provides a rental rehabilitation program to Siskiyou County.</p>	<p><b>Accomplishments:</b> No progress has been made to create a rental rehabilitation program. As noted in accomplishments for Program 5.1, as a result of a housing survey conducted by the City of Alturas, there is an excellent opportunity to work collaboratively with the City, TEACH and Great Northern Services to obtain grant funding and create this program.</p> <p><b>Results:</b> There is renewed interest by the County, City, and TEACH to establish a new housing rehabilitation/homebuyer assistance program during the 6<sup>th</sup> RHNA Cycle.</p> <p><b>Status:</b> Retain program and fold it into ownership housing rehabilitation program per new Program 5.2.</p>
6.2	<p><b>Endorse Update of the Alturas Housing Element:</b> To improve access to funding infrastructure, such as water and sewer services to housing in Modoc County, Modoc County supports efforts by Alturas to update their housing element and to jointly develop housing programs, such as housing rehabilitation programs, to improve the overall condition of housing within Modoc County.</p> <p>Responsibility: County CAO and Board of Supervisors</p> <p>Funding: Not Applicable</p> <p>Timeframe: Ongoing</p>	<p><b>Accomplishments:</b> Modoc County has been in support of the efforts of the City of Alturas to update their Housing Element Update.</p> <p><b>Results:</b> Alturas Housing Element for the 6<sup>th</sup> RHNA Cycle as approved by HCD in March, 2020.</p> <p><b>Status:</b> Omit program.</p>
6.3	<p><b>Endorse Alturas Annexation of Daphnedale:</b> To improve housing conditions Modoc County and in particular within Daphnedale, a disadvantaged unincorporated fringe community located with the City of Alturas Sphere of Influence that by law is required to be evaluated for annexation by the City. So, the County has supported further study to this annexation to</p>	<p><b>Accomplishments:</b> SB 244 requires that the General Plan identify and address needs of disadvantaged communities located within Modoc County. As part of the 5<sup>th</sup> Cycle Housing Element, this was completed for the County and it was found that the unincorporated community of Daphnedale consist of a disadvantaged fringe community that should be evaluated by the City</p>

**Table 5-2. Description of Achievements from Previous 2014-2019 Housing Element Summary of Achievements**

Action Program	Programs	Accomplishments / Results / Status
	<p>improve sewer capacity and residential improvement and development of this area.</p>	<p>for annexation in accordance with State law. The County has worked with the Daphnedale Sewer District to improve administration of sewer services and billing. However, it is still exploring possible future City annexation, and would hope that this could occur sometime during the 6<sup>th</sup> Housing Element Cycle.</p> <p><b>Results:</b> The County should continue to support of maintaining the Daphnedale Sewer District Board of Directors. And explore the possibility of annexation to the City in the future.</p> <p><b>Status:</b> This program should continue as recommended policy direction (see Program 6.2 in Table 6-1).</p>
6.4	<p><b>Code Enforcement Program:</b> Modoc County will continue to operate its code enforcement program, with the goals of abating dangerous structures and addressing nuisance concerns related to housing and neighborhood quality. To the extent Modoc County has financial capability, Modoc County will evaluate the feasibility of expanding this program by establishing a rental inspection program to address poor living conditions of low income tenants.</p> <p>Responsibility: Planning and Building Departments</p> <p>Funding: CDBG and other grant funding</p> <p>Timeframe: 2021-24</p> <p>Objective: Upon receiving grant funding, establish a rental inspection program and correct living conditions in 30 dwelling units occupied by low income families in 2018-19.</p>	<p><b>Accomplishments:</b> Code Enforcement is an active part of the County’s building and planning operations.</p> <p><b>Results:</b> Due to financial resource limitations , the County was unable to seek grant funding for this program</p> <p><b>Status:</b> Retain program as Program 6.3 in Table 6-1.</p>
<p><b>Objective 7: Fulfilling Special Housing Needs</b></p>		
<p><b>Policy 7: Modoc County encourages the construction or placement of housing units designed to meet the needs of households with special housing requirements.</b></p>		
<p><b>Accomplishments:</b> The County With the \$3 million Joe Serna Jr. Farmworker Housing grant received in 2007, the County was able complete the renovation of 47 farmworker housing units in the community of Newell. Additionally, TEACH operated the 7 unit low barrier shelter and served several homeless.</p>		
7.1	<p><b>Funding for Special Needs Housing:</b> Modoc County will support applications to appropriate agencies, including USDA Rural Development, CDBG and HCD, to provide housing for special needs groups, including extremely low-income</p>	<p><b>Accomplishments:</b> With the \$3 million Joe Serna Jr. Farmworker Housing grant received in 2007, the County was able complete the renovation of 47 farmworker housing units in the community of Newell. Additionally, TEACH</p>

**Table 5-2. Description of Achievements from Previous 2014-2019 Housing Element Summary of Achievements**

Action Program	Programs	Accomplishments / Results / Status
	<p>and developmentally disabled households, as identified in the Housing Element.</p> <p>Responsibility: Board of Supervisors, Planning Department</p> <p>Funding: General Fund</p> <p>Timeframe: Ongoing, 2014-2019</p> <p>Objective: Secure grant funding for the remaining units that need rehabilitation at the Newell Migrant Center in 2018. Apply for funding annually starting 2018.</p>	<p>operated the 7 unit low barrier shelter and served several homeless.</p> <p><b>Results:</b> Renovation of 47 farmworker housing units</p> <p><b>Status:</b> Retain program as modified.</p>
7.2	<p><b>Support of Farmworker Housing:</b> Modoc County will continue to support agencies that provide the existing and future farm worker housing needs in Modoc County. Modoc County will continue to pursue the funding necessary to rehabilitate the Migrant Center in Newell, CA. If new construction of farm worker housing is needed and funding becomes available, Modoc County will assist these agencies with identifying sites for the construction of farm worker housing and streamlining the permits and entitlements process.</p> <p>Responsibility: Migrant Housing/Community Programs, Board of Supervisors</p> <p>Funding: General Fund and other grant programs</p> <p>Timeframe: Ongoing</p> <p>Objective: Secure grant funding for the remaining units that need rehabilitation at the Newell Migrant Center in 2018</p>	<p><b>Accomplishments:</b> The County completed the renovation of 47 farmworker housing units in the community of Newell.</p> <p><b>Results:</b> Renovation of 47 farmworker housing units</p> <p><b>Status:</b> Retain program with some modifications.</p>
7.3	<p><b>Amend Zoning Code to Comply with Health and Safety Code for Farmworker Housing:</b> Modoc County will amend Sections 18.100.20 and 18-100.30 of the Zoning Code to reduce constraints to the production of farmworker housing to comply with Sections 17021.5 and 17021.6 of the California Health and Safety Code.</p>	<p><b>Accomplishments:</b> Due to limited financial resources, no progress was made with this program</p> <p><b>Results:</b> No progress</p> <p><b>Status:</b> Program replaced. This program will be implemented as part of the comprehensive Zoning Code Update, which has been funded with a LEAP grant and will be completed in 2021 (see new Program 11.2 in Table 6-1).</p>
7.4	<p><b>Emergency Housing Needs:</b> To the extent Modoc County has financial capacity, Modoc County will facilitate the provision of emergency shelter to citizens in need of housing on a short-</p>	<p><b>Accomplishments:</b> The County completed the renovation of 47 farmworker housing units in the community of Newell. Additionally, TEACH</p>

**Table 5-2. Description of Achievements from Previous 2014-2019 Housing Element Summary of Achievements**

Action Program	Programs	Accomplishments / Results / Status
	<p>term, emergency basis. Modoc County will apply for, and/or assist qualified non-profit organizations to apply for, emergency housing funds from the Department of Housing and Community Development and other appropriate funding sources.</p>	<p>operated the 7 unit low barrier shelter and served several homeless.</p> <p><b>Results:</b> 47 farmworker units renovated, TEACH operation of homeless shelter</p> <p><b>Status:</b> Replace program with new Program 7.3 in Table 6-1.</p>
7.5	<p><b>Continuum of Care:</b> To the extent Modoc County has financial capability, Modoc County will continue to support and participate in the Continuum of Care Program for Redding, Shasta, Lassen, Plumas, Del Norte, Modoc, and Sierra Counties.</p> <p>Responsibility: Social Services and the Board of Supervisors</p> <p>Funding: General Fund and other grant programs</p> <p>Timeframe: Ongoing</p>	<p><b>Accomplishments:</b> The County participated in the Continuum of Care program including the homeless count within the County.</p> <p><b>Results:</b> County participation in Continuum of Care program</p> <p><b>Status:</b> Replace program with new Program 7.3 in Table 6-1.</p>
<p><b>Objective 8: Minimizing Housing Costs by Efficient Energy Use</b></p> <p><b>Policy 8: Modoc County will support ways to reduce residential energy use and energy costs as a means of reducing monthly housing costs.</b></p> <p><b>Accomplishments:</b> The County collaborated with other agencies to assist in residential weatherization funding assistance and continued administering efficient building codes to reduce monthly housing costs.</p>		
8.1	<p><b>Residential Energy Program:</b> To the extent Modoc County has financial capacity, the County will continue to support residential energy conservation programs offered by the Redwood Community Action Agency, TEACH, Pacific Gas and Electric Company and others. This support will include referrals to these programs for homeowners expressing interest in energy conservation, as well as placement of brochures (if available) for such programs at County offices and providing a link to the residential energy conservation program on Modoc County website.</p> <p>Responsibility: Planning, Building and Safety, Information Technology Departments</p> <p>Funding: Modoc County will continue to help fund these programs based on available financial resources</p> <p>Timeframe: Ongoing</p> <p>Objective: Provide for 600 utility payments (as needed) for low income families through the</p>	<p><b>Accomplishments:</b> The Redwood Community Action Agency provided weatherization to approximately 220 homes in Modoc County over that past 5 years. This averages to about 44 households per year.</p> <p><b>Results:</b> 220 households received weatherization improvements to their homes/</p> <p><b>Status:</b> Retain program.</p>

**Table 5-2. Description of Achievements from Previous 2014-2019 Housing Element Summary of Achievements**

Action Program	Programs	Accomplishments / Results / Status
	LIHEP program (provided by TEACH) and provide for 30 weatherized homes through the Weatherization Program provided by the Redwood Community Action Agency in 2018.	
8.2	<b>Energy Conservation Standards:</b> Modoc County will continue to implement the energy conservation standards under Title 24 of the California Code of Regulations, as required by state law. Modoc County will continue to provide information at the permit counter from the California Energy Commission on compliance with Title 24 and other energy conservation techniques.	<b>Accomplishments:</b> The Building Department of Modoc County continues to enforce Title 24 for both the County and for the City of Alturas, ensuring the new construction and remodels are energy efficient as required by code. <b>Results:</b> Title 24 enforced by County building department <b>Status:</b> Retain program.
8.3	<b>Weatherization Program:</b> To the extent Modoc County has financial capability Modoc County will cooperate with and support non-profit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. Specifically, Modoc County will help to publicize the USDA Rural Development assistance program.	<b>Accomplishments:</b> TEACH, a non-profit agency, located in Alturas, serving Modoc County and Alturas, provides a wide range of programs to assist lower income families. Redwood Community Action Agency, through TEACH, provides a home weatherization program that has assisted about 220 households over the last 5 years. <b>Results:</b> Weatherization provided to about 220 households over the last 5 years. <b>Status:</b> Program combined with Program 8.1.
<p><b><u>Objective 9: Increasing Home Ownership Opportunities</u></b></p> <p><b>Policy 9: Modoc County encourages home ownership as a means of supporting the self-sufficiency of its citizens, promoting affordability, improved living conditions and will promote ownership by facilitating economic development and expanded private-sector employment opportunities.</b></p> <p><b>Accomplishments:</b> The County collaborated with other agencies to enhance economic development helping to create new jobs.</p>		
9.1	<b>Economic Recovery:</b> Modoc County will continue to help stimulate the retention and creation of job opportunities through the Superior Economic Development District (SCED) and by encouraging and cooperating with local agencies to promote economic development.	<b>Accomplishments:</b> Modoc County worked with Federal partners to repurpose approximately 900 acres of military facility to industrial park and worked on a development agreement for creating a solar farm on the site. <b>Results:</b> New employment opportunities <b>Status:</b> Retain program
9.2	<b>Infrastructure Support for Economic Development:</b> To the extent Modoc County has financial capability Modoc County will work with the City of Alturas, special districts and others in efforts to facilitate the provision of	<b>Accomplishments:</b> In 2018 the County supported the Newell County Water District CDBG application for the sewer treatment repair project to maintain adequate capacity and to comply with Regional Water Quality Board

**Table 5-2. Description of Achievements from Previous 2014-2019 Housing Element Summary of Achievements**

Action Program	Programs	Accomplishments / Results / Status
	infrastructure, including sewer and water systems, to support new industrial and commercial development. Target areas will be the unincorporated communities of Newell and Cedarville.	requirements. That support continued in 2019 and the results of grant application were pending. <b>Results:</b> County support of CDBG grant funds <b>Status:</b> Retain program
9.3	<b>Industrial Development Support:</b> To the extent Modoc County has financial capability Modoc County will prepare a study to identify sites where new industries could locate with a minimum of delay and assist in compliance with environmental regulations and the permitting process. This effort will include supporting development of the new hospital in Alturas.	<b>Accomplishments:</b> Modoc County worked with Federal partners to repurpose approximately 900 acres of military facility to industrial park and worked on a development agreement for creating a solar farm on the site. <b>Results:</b> New employment opportunities <b>Status:</b> Retain program
<p><b>Objective 10: Eliminating Housing Discrimination</b></p> <p><b>Policy 10: Modoc County will continue to regulate against housing discrimination in the attainment of its housing goals and objectives. Discrimination cases will be referred to Modoc County District Attorney.</b></p> <p><b>Accomplishments:</b> The County continues to provide information on fair housing to the public and collaborate with other agencies to reduce housing discrimination. Discrimination cases should also be referred to California Rural Legal Assistance; a partner with the County.</p>		
10.1	<b>Fair Housing Coordination and Information:</b> Modoc County will continue to serve as liaison between the public and appropriate agencies in matters concerning housing discrimination. Modoc County will promote equal housing opportunities through the posting of information and distribution of literature at County buildings. Modoc County will refer discrimination complaints to Northern California Legal Services and the State Fair Employment and Housing Commission. To the extent Modoc County has financial capacity, Modoc County shall work with Northern California Legal Services to train County staff on how to receive and refer fair housing complaints.	<b>Accomplishments:</b> Brochures provided to the public regarding Northern California Legal Services (NCLS) programs for housing discrimination complaints at County public counters and at TEACH. <b>Results:</b> Brochures made available at public counter. <b>Status:</b> Combine programs 10.1 and 10.2 and add preparation of an Affirmative Furthering Fair Housing Plan in accordance with AB 686 (refer to Program 10.1 in Table 6-1).
10.2	<b>Fair Housing Support:</b> Modoc County will post notices in the Modoc County library and the Modoc Employment Center, indicating where housing discrimination complaints can be made and assist in referring complaints to the appropriate state and federal agencies. When appropriate Modoc County will collaborate with Northern California Legal Services to assist with housing discrimination issues.  Responsibility: Social Services	<b>Accomplishments:</b> Brochures provided to the public on NCLS services and programs for housing discrimination at the public library and at front counter of County department where appropriate. <b>Results:</b> Brochures provided and made available <b>Status:</b> Combine programs 10.1 and 10.2 and add preparation of an Affirmative Furthering Fair

**Table 5-2. Description of Achievements from Previous 2014-2019 Housing Element Summary of Achievements**

Action Program	Programs	Accomplishments / Results / Status
	Funding: General Fund Time Frame: Ongoing, 2009-2014	Housing Plan in accordance with AB 686 (refer to Program 10.1 in Table 6-1).
<p><b><u>Objective 11: Eliminating Unnecessary Governmental Constraints to Housing Production and Preservation</u></b></p>		
<p><b>Policy 11: Modoc County will seek to identify and eliminate unnecessary constraints to the provision of affordable housing.</b></p>		
11.1	<p><b>General Plan Consistency:</b> To maintain General Plan consistency, Modoc County will continue to review related elements of its General Plan in regard to housing policies and shall review the objectives and programs of the Housing Element as it considers related General Plan amendment proposals.</p>	<p><b>Accomplishments:</b> On March 13, 2018, the County adopted amendments to the General Plan to comply with SB 379 regarding climate adaption, AB 162 the regarding flood hazards and flood management SB 1241 regarding fire hazards. This included amendments to all elements of the General Plan to update information, policies and programs to be internally consistent.</p> <p><b>Results:</b> The General Plan was brought up to substantial compliance with State law in 2018 and has been reviewed annually since. Internally consistent General Plan. However, it was recently discovered that the General Plan needs to be further amended to comply with California Government Code § 65302 (h), to amend various sections of the in General Plan to incorporate goals, policies and objectives related to environmental justice.</p> <p><b>Status:</b> Retain program as revised to review for General Plan consistency annually by April each year. Also, Program 11.1 has been revised to require amendments to the General Plan to incorporate goals, policies and objectives related to amended to comply with California Government Code § 65302 (h). Also, amend the General Plan to address other related Statutes.</p>

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## **CHAPTER 6: OBJECTIVES, POLICIES, IMPLEMENTING ACTIONS AND QUANTIFIED OBJECTIVES**

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### **A. OVERVIEW**

The entire population of Modoc County is under 10,000 persons and is expected to remain so in the next planning period. Currently Alturas is the only full-service community in Modoc County capable of providing a full range of infrastructure and community services. The size of Modoc County coupled with its sparse and spread out population makes implementation of programs requiring resources difficult at best. In order to achieve economies of scale it is important for Modoc County and the City to work to achieve common goals in the Alturas area. Modoc County should also expand its relationship with TEACH, Great Northern Services, and the Shasta County Housing Authority or other entity to assist in administering various housing assistance programs.

In accordance with California Government Code § 65584, et. seq., HCD provides this determination based on the RHNA for Modoc County and the City of Alturas based on the following objectives:

- Increase the housing supply and the mix of housing types, tenure and affordability in all cities and counties within the region in an equitable manner;
- Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources and the encouragement of efficient development patterns;
- Promote an improved intraregional relationship between jobs and housing; and
- Allocate a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category

### **B. GOALS AND POLICIES**

Providing more housing, as required by RHNA, is particularly challenging given Modoc County's losses in population and declining economy over the recent years. Due to these declines, Modoc County should be looking toward ways to preserve affordable housing rather than construct new affordable housing.

#### **GOALS**

There are three overarching goals for housing in Modoc County.

1. To provide an adequate supply of land planned and zoned with necessary infrastructure (water, sewer, roads, fire protection, etc.) in a safe and satisfying environment for the present and future residents of Modoc County;
2. To provide equal housing opportunities regardless of race, age, religion, sex, marital status, ethnic background, or personal disabilities; and

3. To support economic development projects that will promote reasonable growth and produce employment opportunities that enable people to afford adequate housing.

**OBJECIVES, POLICIES AND ACTIONS**

The income of Modoc County residents is generally low, requiring a focus in housing strategy aimed at ensuring adequate provision of affordable housing. With declining population, reduced County resources available to devote to housing programs, and having a large stock of houses for on the market for sale, increasing the supply of housing to address RHNA in Modoc County will be a challenge. For these reasons, the County’s housing strategy relies on reducing regulatory constraints, re-use of underutilized properties, and improvement of existing housing stock to meet future housing needs. The County will also continue to seek a greater balance in housing development so there are greater opportunities for the production of more market-rate housing.

The 6<sup>th</sup> Cycle RHNA indicates that the County, including the City of Alturas, must accommodate 20 dwelling units, including the number of affordable dwelling units, by income group, between August 31, 2019 and August 31, 2024 (refer to Table 6-1). The County’s share is 13 units of which 5 must be intended for very low- and low-income households. Table 6-2 provides a list of objectives and policies each followed by programs that need to be implemented to address the RHNA. Quantified objectives are further defined in Table 6-3.

<b>Table 6-1. County of Modoc Regional Housing Needs Allocation (2019-2024)</b>	
<b>Income Group</b>	<b>Number of Units</b>
Extremely Low- <sup>1</sup>	2
Very Low-	1
Low-	2
Moderate-	3
Above Moderate-	5
<b>Total</b>	<b>13</b>
<i><sup>1</sup> Assumes an approximate two-thirds of very low-income households are allocated to the extremely low-income group. Source(s): CA HCD 2019.</i>	

<b>Table 6-2. Housing Objectives and Programs 2019-24</b>	
<b>Action Program</b>	<b>Programs</b>
<b>Objective 1: Meet Basic Construction Goals</b>	
<b>Policy 1: Based on the Regional Housing Needs projections, Modoc County will provide adequate sites to encourage the construction or placement of at least 20 new housing units including 5 extremely low-, very low- and low-income housing units in the unincorporated County by August 31, 2024.</b>	

<b>Table 6-2. Housing Objectives and Programs 2019-24</b>	
<b>Action Program</b>	<b>Programs</b>
1.1	<p><b>Vacant Land Inventory:</b> Modoc County will maintain an updated inventory of vacant residential parcels for prospective development. This list shall include potential lots that can be consolidated to improve development feasibility. The list shall be posted on Modoc County’s website (refer to Lot Consolidation Program 11.3).</p> <p>Responsibility: Planning Department and Board of Supervisors</p> <p>Funding: General Fund</p> <p>Timeframe: Ongoing</p>
1.2	<p><b>Annual Housing Assessment:</b> As required by Government Code, at least once per year the Planning Department monitors implementation of Housing Element Programs and evaluates housing issues and needed programs for the upcoming fiscal year. The Planning Department will continue to consult with other County departments and community representatives involved in housing issues and program. The Planning Department will make recommendations to the Board of Supervisors for housing and implementing the housing element including persons responsible for the preparation of funding applications and administering programs. The Planning Department will assemble and circulate annual housing element progress reports in accordance with Government Code Section 65400 annually.</p> <p>Responsibility: Planning Department</p> <p>Funding: General Fund</p> <p>Timeframe: Annually in April of each year during the 6<sup>th</sup> RHNA Cycle.</p>
<b>Objective 2: Maintain Housing Opportunities</b>	
<b>Policy 2: Encourage a variety of housing opportunities for all segments of the community.</b>	
2.1	<p><b>New Affordable Housing Information and Support:</b></p> <p>The County will continue to work closely with the business and development communities toward achieving the County’s affordable housing goal. The County has identified the following specific roles in this partnership to provide affordable housing:</p> <p>County of Modoc - The County will maximize potential funds available through existing state, federal and local programs for its affordable housing program.</p> <p>Development Community - The County will encourage private developers and property owners to cooperate in financing water and sewer facilities expansion as a means of facilitating development.</p> <p>Local Lending Institutions – The County will work with local lending institutions to maximize private financing for the construction of new low- and moderate-income housing.</p> <p>Housing Development Corporations - The County will work with non-profit and for-profit housing development corporations specializing in housing for lower income households, including various special needs groups to accommodate housing that meets the needs of these groups.</p> <p>Responsibility: Planning Department and County Executive Officer</p> <p>Funding: General Fund</p> <p>Timeframe: Community Development Director, or designee, shall reach out to Habitat for Humanity and potentially other developers by 2021 for housing for lower income households, including special needs, such as senior housing and then bi-annually thereafter to seek development assistance.</p> <p>Quantifier: 5 housing units by 2024.</p>
2.2	<p><b>Moderate- and Above-Income Housing Production:</b> The County will encourage the production of market-rate rental and ownership housing for moderate- and above moderate-income households through its land development policies.</p> <p>Responsibility: Planning Department</p>

**Table 6-2. Housing Objectives and Programs 2019-24**

Action Program	Programs
	Funding: General Fund Timeframe: County shall encourage the development of more market-rate housing as an ongoing policy. Quantifier: 10 moderate and above moderate income housing units by 2024.
<p><b><u>Objective 3: Fulfill Special Housing Needs</u></b></p>	
<p><b>Policy 3: Modoc County encourages the construction or placement of housing units designed to meet the needs of households with special housing requirements.</b></p>	
3.1	<p><b>Section 8 Housing Voucher Support:</b> Taking into consideration infrastructure constraints, and to the extent Modoc County has financial capability, continue to increase the supply of rental units that receive rental assistance, by pursuing funding through state and federal agencies. Modoc County shall continue to cooperate with the Shasta County Housing Authority in its administration of the federal Section 8, Housing Choice Voucher rental assistance program to maintain the availability of housing vouchers in Modoc County. Modoc County's role will be to provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development.</p> <p>The County's role will be to:</p> <ul style="list-style-type: none"> <li>• Provide necessary documentation to the Housing Authority to apply for annual commitments from the U.S. Department of Housing and Urban Development;</li> <li>• Provide information on the rental assistance program at the Social Services Department's public counter and distribute information to partner agencies, such as TEACH and Legal Services of Northern California.</li> </ul> <p>Responsibility: Social Services Department                      Funding: Section 8 funding program                      Timeframe: Ongoing</p>
3.2	<p><b>ADA Compliance Program:</b> Modoc County will continue to ensure that all construction projects requiring building permits comply with the federal Americans with Disabilities Act (ADA) as provided by the Uniform Building Code. Modoc County will assist property owners and contractors in understanding ADA requirements when retrofit or rehabilitation projects for public, residential or commercial structures.</p> <p>Responsibility: Building and Safety and Planning Departments                      Funding: Building permit plan check fees                      Timeframe: Ongoing</p>
3.3	<p><b>Homeless Support Program:</b> The County will continue participating in the Shasta Redding Continuum of Care for outreach, housing and shelter, homelessness prevention activities and related data management. The County, through TEACH, shall secure financing in 2022 for expanding their homeless program.</p> <p>Responsibility: Social Services Department and TEACH                      Funding: General Fund and grants                      Timeframe: 2022                      Objective: Secure additional funding for expanded homeless programs                      Quantifier: 5 units (new or conversions) for homeless population included with City of Alturas</p>
<p><b><u>Objective 4: Expand Infrastructure</u></b></p>	
<p><b>Policy 4: Modoc County shall actively facilitate the development of infrastructure in appropriate locations to better serve housing and job creation opportunities.</b></p>	

**Table 6-2. Housing Objectives and Programs 2019-24**

Action Program	Programs
4.1	<p><b>New Affordable Housing Infrastructure and Public Service Support for Newell and Cedarville:</b> To the extent Modoc County has financial capability, Modoc County will continue to provide support services for Disadvantaged Unincorporated Communities in the form of technical assistance to districts and non-profit organizations in the application for state and federal grants (CDBG, EPA, USDA Rural Development) to expand and improve community infrastructure, including water and sewer systems, flood control and to improve structural fire protection services to serve residential development. The town of Newell and Cedarville should be specifically targeted. Anticipate further housing preservation of 10 extremely low-income units in migrant housing.</p> <p>Responsibility: Board of Supervisors, All County Departments, with County Administrator in the lead.</p> <p>Funding: Fund to prepare grants and other grants</p> <p>Timeframe: Ongoing</p> <p>Objective: Obtain grants for storm water master plans for Newell and Cedarville by 2022.</p> <p>Quantifier: 5 units lower income and 10 moderate and above moderate income housing units by 2024</p>
4.2	<p><b>New Affordable Housing Water and Wastewater Reservation Support:</b> In accordance with Government Code Section 6558.7, Modoc County will monitor Newell County Water to assure sufficient priority sewer/water capacities are reserved for future low-income housing development per Modoc County’s 6<sup>th</sup> Cycle RHNA; 5 equivalent dwelling unit services for lower-income households.</p> <p>Responsibility: Public Works, Building and Safety and Planning Departments</p> <p>Funding: General Fund</p> <p>Timeframe: Ongoing</p> <p>Objective: Reservation of sewer and water capacity for 5 low-income, very low-income and extremely low-income housing units in conformance with RHNA.</p>
4.3	<p><b>Newell County Water District Improvement Grants:</b> To the extent financially feasible and willingness of the District to work with the County collaborate with the Newell County Water District in preparing a CDBG applications for water and sewer expansion and improvements and to replace the sewer lines.</p> <p>Responsibility: County Administrator, Public Works</p> <p>Funding: General Fund</p> <p>Timeframe: December 2024</p> <p>Quantifier: Provide for the development of for 5 low-income, very low-income and extremely low-income housing units in conformance with 6<sup>th</sup> Cycle RHNA</p>
<p><b><u>Objective 5: Rehabilitating and Replacing Existing Housing Stock</u></b></p> <p><b>Policy 5: Modoc County shall promote the rehabilitation and replacement of housing necessary to meet the needs of very low- and low-income housing units per year. This will depend on the availability of CDBG funds for this purpose.</b></p>	
5.1	<p><b>Housing Rehabilitation/Homebuyer Assistance Grants:</b> Based on the City of Alturas 2019-24 Housing Element Housing Conditions survey, over 40% of the City’s housing stock was found to be in “poor” condition and in need to rehabilitation. Due to the County’s limited resources, no recent housing conditions survey for the unincorporated areas of the County have been conducted. There is a great opportunity for the County to team up with the City of Alturas to create a County-wide housing rehabilitation/homebuyer assistance program that serves the entire county (including the City of Alturas). With renewed interest, the County will reach out to the City of Alturas, through TEACH and</p>

**Table 6-2. Housing Objectives and Programs 2019-24**

Action Program	Programs
	<p>Great Northern Services, to obtain grant funding (CDBG, HOME), and/or other grants) to establish new programs.</p> <p>Responsibility: County Executive Administrator, Department of Social Services and/or Planning Department, City of Alturas, TEACH and Great Northern Services.</p> <p>Funding: General Fund, CDBG and HOME, USDA, other grant funding</p> <p>Timeframe: Obtain grant funding by 2022, develop program in 2023, and start administering program in 2024.</p> <p>Objective: Rehabilitate 2 low-income ownership housing units, 4 rental housing units, and provide down-payment assistance to 4 low income families within unincorporated areas of Modoc County and more within the City of Alturas.</p>
5.2	<p><b>Affordable Housing Replacement Requirements:</b> In accordance with California Government Code § 65915 (c) (3) the County shall require replacement housing units on sites identified in the site inventory when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower-income households any time during the previous five years (generally as a condition of project approval). This requirement shall apply to non-vacant sites and vacant sites with previous residential uses that have been vacated or demolished.</p> <p>Responsibility: Planning Department.</p> <p>Funding: General Fund</p> <p>Timeframe: Effective immediately. Departmental procedure shall be completed by April, 2021.</p>
<p><b>Objective 6: Conserving the Affordability of Existing Housing</b></p> <p><b>Policy 6: Modoc County shall evaluate and attempt to mitigate the general impacts of its policies and actions on the affordability of housing.</b></p>	
6.1	<p><b>Endorse Alturas Annexation of Daphnedale:</b> To improve housing conditions Modoc County and in particular within Daphnedale, a disadvantaged unincorporated community within the City of Altura’s Sphere of Influence, Modoc County shall continue to support efforts by Alturas to annex this territory to extend other needed sewer services.</p> <p>Responsibility: County CAO and Board of Supervisors</p> <p>Funding: Not Applicable</p> <p>Timeframe: Ongoing</p>
6.2	<p><b>Code Enforcement Program:</b> Modoc County will continue to operate its code enforcement program, with the goals of abating dangerous structures and addressing nuisance concerns related to housing and neighborhood quality. To the extent Modoc County has financial capability, Modoc County will evaluate the feasibility of expanding this program by establishing a rental inspection program to address poor living conditions of low-income tenants.</p> <p>Responsibility: Planning and Building Departments</p> <p>Funding: CDBG and other grant funding</p> <p>Timeframe: 2021-24</p> <p>Objective: Upon receiving grant funding, establish a rental inspection program and correct living conditions in 30 dwelling units occupied by low income families by 2024.</p>
6.3	<p><b>Publicly-Owned Surplus Land Review:</b> The County shall identify publicly owned surplus land to determine its suitability for low-and very low-income households and to develop procedures for land swaps if sites more suitable for affordable workforce housing are identified. Surplus public lands that are found to be feasible for lower-income housing shall be considered for re-designation to an appropriate residential zoning designation.</p>

**Table 6-2. Housing Objectives and Programs 2019-24**

Action Program	Programs
	Responsibility: Planning Department Funding: General Fund Timeframe: Annual review concurrently with the Annual Housing Report in April.2021-24 Quantifier: Creation of 2 lower income housing units by 2024
<p><b><u>Objective 7: Fulfilling Special Housing Needs</u></b></p>	
<p><b>Policy 7: Modoc County encourages the construction or placement of housing units designed to meet the needs of households with special housing requirements.</b></p>	
7.1	<p><b>Funding for Special Needs Housing:</b> Modoc County will support applications to appropriate agencies, including USDA Rural Development, CDBG and HCD, to provide housing for special needs groups, including extremely low-income and developmentally disabled households, as identified in the Housing Element. The County shall proactively contact and meet periodically with local non-profit service providers at least bi-annually to assess the special housing needs of the community, including farmworkers and persons experiencing homelessness and work with nonprofit organizations to identify suitable sites for the placement of housing and facilities. Pending available resources, the County will assist developers in finding sites for the creation of housing, provide support in accessing state or federal funds, such as supporting requests on behalf of a nonprofit provider, expedited permit approvals in support of a non-profit application, incentives and concessions and/or contributing information to an application to support the need for the proposed project or activity. State and federal programs include:</p> <ul style="list-style-type: none"> <li>• BEGIN (federal)</li> <li>• CalHome Program (federal)</li> <li>• Community Development Block Grant (federal)</li> <li>• HOME Investment Partnership Program (federal)</li> <li>• Multifamily Housing Program (federal)</li> <li>• Section 8 (federal)</li> <li>• State Home Ownership Program (state)</li> <li>• Residential Energy Conservation (state)</li> <li>• Joe Serna Jr. Farm Worker Housing Grant (state)</li> </ul> <p>Responsibility: Planning Department                      Funding: HOME, CDBG programs and California Proposition 41 Bond Act Funding for homeless veterans.                      Timeframe: Community Development Director shall reach out to special needs organizations by April and then bi-annually thereafter to seek development assistance.</p>
7.2	<p><b>Support of Farmworker Housing:</b> Modoc County will continue to support agencies that provide the existing and future farm worker housing needs in Modoc County. Modoc County will continue to pursue the funding necessary to complete rehabilitate the Migrant Center in Newell, CA. If new construction of farm worker housing is needed and funding becomes available, Modoc County will assist these agencies with identifying sites for the construction of farm worker housing and streamlining the permits and entitlements process.</p> <p>Responsibility: Migrant Housing/Community Programs, Board of Supervisors                      Funding: General Fund and other grant programs                      Timeframe: Ongoing                      Objective: Secure grant funding for the remaining units that need rehabilitation at the Newell Migrant Center and complete project by 2024.</p>

**Table 6-2. Housing Objectives and Programs 2019-24**

Action Program	Programs
7.3	<p><b>Assistance for Emergency Shelters and Low Barrier Navigation Centers:</b> The County shall meet periodically with local non-profit service providers upon request to assess the shelter needs of the community and work with nonprofit organizations to identify suitable sites for the placement of facilities. Provide support in accessing state or federal funds, such as supporting requests on behalf of a nonprofit provider, expedited permit approvals in support of a non-profit application, and/or contributing information to an application to support the need for the proposed project or activity. This shall include participation and support in the Continuum of Care Program for Redding, Shasta, Lassen, Plumas, Del Norte, Modoc, and Sierra Counties.</p> <p>The County will consider exempting on a case by case basis planning entitlement fees, such as general plan/zoning amendment, variances, design review (if applicable) and environmental applications for emergency shelter and low barrier navigation centers proposed by non-profit service providers.</p> <p>Responsibility: Social Services, Mental Health, Community Programs including TEACH</p> <p>Funding: General Fund and grants as available</p> <p>Timeframe: Ongoing, 2021-24 – Based on funding cycles for emergency housing programs and ongoing with the Continuum of Care program.</p>
<p><b><u>Objective 8: Minimizing Housing Costs by Efficient Energy Use</u></b></p>	
<p><b>Policy 8: Modoc County will support ways to reduce residential energy use and energy costs as a means of reducing monthly housing costs.</b></p>	
8.1	<p><b>Residential Energy Program:</b> To the extent Modoc County has financial capacity, the County will continue to support residential energy conservation programs offered by the Redwood Community Action Agency, TEACH, Pacific Gas and Electric Company and others. This support will include referrals to these programs for homeowners expressing interest in energy conservation, as well as placement of brochures (if available) for such programs at County offices and providing a link to the residential energy conservation program on Modoc County website.</p> <p>Responsibility: Planning, Building and Safety, Information Technology Departments</p> <p>Funding: Modoc County will continue to help fund these programs based on available financial resources</p> <p>Timeframe: Ongoing</p> <p>Objective: Provide for 600 utility payments (as needed) for low income families through the LIHEP program (provided by TEACH) and provide for 30 weatherized homes through the Weatherization Program provided by the Redwood Community Action Agency in 2018.</p>
8.2.	<p><b>Energy Conservation Standards:</b> Modoc County will continue to implement the energy conservation standards under Title 24 of the California Code of Regulations, as required by state law. Modoc County will continue to provide information at the permit counter from the California Energy Commission on compliance with Title 24 and other energy conservation techniques.</p> <p>Responsibility: Building and Safety</p> <p>Funding: General Fund</p> <p>Timeframe: Ongoing</p>
<p><b><u>Objective 9: Increasing Home Ownership Opportunities</u></b></p>	
<p><b>Policy 9: Modoc County encourages home ownership as a means of supporting the self-sufficiency of its citizens, promoting affordability, improved living conditions and will promote ownership by facilitating economic development and expanded private-sector employment opportunities.</b></p>	
9.1	<p><b>Economic Recovery:</b> Modoc County will continue to help stimulate the retention and creation of job opportunities through the Superior Economic Development District (SCED) and by encouraging and cooperating with local agencies to promote economic development.</p>

<b>Table 6-2. Housing Objectives and Programs 2019-24</b>	
<b>Action Program</b>	<b>Programs</b>
	Responsibility: Board of Supervisors Funding: General Fund Timeframe: Ongoing
9.2	<p><b>Infrastructure Support for Economic Development:</b> To the extent Modoc County has financial capability Modoc County will work with the City, special districts and others in efforts to facilitate the provision of infrastructure, including sewer and water systems, to support new industrial and commercial development. Target areas will be the unincorporated communities of Newell and Cedarville.</p> Responsibility: Planning Department, Public Works Funding: General Fund Timeframe: Ongoing
9.3	<p><b>Industrial Development Support:</b> To the extent Modoc County has financial capability Modoc County will prepare a study to identify sites where new industries could locate with a minimum of delay and assist in compliance with environmental regulations and the permitting process. This effort will include supporting development of the new hospital in Alturas.</p> Responsibility: Planning, Public Works Department Funding: General Fund Timeframe: Ongoing
9.4	<p><b>Funding for Economic Development Activities:</b> Modoc County will support applications to appropriate agencies to enhance economic development opportunities that foster increased housing demand and improve homeownership rates in the County. Pending available resources, the County will assist businesses and developers in finding economic development activities, such as employment development. Funding and support may include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• USDA Rural Economic Development Program</li> <li>• Community Development Block Grant Economic Development Program</li> <li>• Small Business Development Program</li> <li>• U.S. Small Business Association</li> <li>• National Dislocated Worker Grants</li> </ul> Responsibility: Planning Department Funding: HOME, CDBG programs and California Proposition 41 Bond Act Funding for homeless veterans. Timeframe: Community Development Director shall reach out to special needs organizations by April and then bi-annually thereafter to seek development assistance.
<p><b><u>Objective 10: Eliminating Housing Discrimination</u></b></p> <p><b>Policy 10: Modoc County will continue to regulate against housing discrimination in the attainment of its housing goals and objectives. Questions and concerns regarding housing discrimination will be referred to Legal Services of Northern California and discrimination cases will be referred to the State Fair Employment and Housing Commission and if needed the Modoc County District Attorney.</b></p>	
10.1	<p><b>Assistance to public regarding housing and housing discrimination and Affirmatively Furthering Fair Housing:</b> The County will continue to serve as liaison between the public and appropriate agencies in matters concerning housing discrimination. The County will promote equal housing opportunities through the posting of information and distribution of literature at County</p>

**Table 6-2. Housing Objectives and Programs 2019-24**

Action Program	Programs
	<p>buildings. The County will refer discrimination complaints to Legal Services of Northern California (LSNC) and the State Fair Employment and Housing Commission. The County will request LSNC to train staff on how to receive and refer fair housing complaints and to invite LSNC to conduct public workshops in the County regarding housing discrimination. The County shall reach out to LSNC to offer space at public building locations to provide legal consultations with residents of Modoc County on an as needed basis. The County shall provide information to the public on Section 8 programs.</p> <p>The County will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p> <p>Specific actions may include:</p> <ul style="list-style-type: none"> <li>• Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities.</li> <li>• Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the County’s website. Board of Supervisor meetings will include a fair housing presentation at least once per year</li> <li>• Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.</li> <li>• Ensure environmental hazards are not disproportionately concentrated in low-income communities of color.</li> <li>• Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary.</li> </ul> <p>Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities.</p> <p>Responsibility: Social Services and Planning Departments</p> <p>Funding: General Fund</p> <p>Timeframe: Ongoing. Workshops in 2021 and annually thereafter. Create AFFH plan by September 2021. The Planning Department will reach out to the County Department of Social Services to coordinate space within public buildings to access information on Section 8 programs by April, 2021.</p> <p>Quantifier: Reduction in housing discrimination and more inclusive communities</p>
10.2	<p><b>Post EESC information:</b> The County will maintain posting of Equal Employment Opportunity Commission (EEOC)-generated brochures and leaflets at County offices, the public library and police stations for discrimination complaints.</p> <p>Responsibility: Social Services and Planning Departments</p> <p>Funding: General Fund</p> <p>Timeframe: Ongoing</p>
<p><b><u>Objective 11: Eliminating Unnecessary Governmental Constraints to Housing Production and Preservation</u></b>  <b>Policy 11: Modoc County will seek to identify and eliminate unnecessary constraints to the provision of affordable housing.</b></p>	
11.1	<p><b>Housing Law Amendments and Consistency Review of the General Plan:</b> To maintain General Plan consistency, Modoc County will continue to review related elements of its General Plan in regard to housing policies and shall review the objectives and programs of the Housing Element as it considers related General Plan amendment proposals. In accordance with California Government</p>

**Table 6-2. Housing Objectives and Programs 2019-24**

Action Program	Programs
	<p>Code § 65302 (h), the County shall amend various sections of the in General Plan to incorporate goals, policies and objectives related to environmental justice.</p> <p>Responsibility: Planning Department, Planning Commission</p> <p>Funding: General Fund</p> <p>Timeframe: By September, 2021</p>
11.2	<p><b>Housing Element Regulatory Amendments:</b></p> <p>Amend the Zoning Code and other regulations to comply with State Housing Law and review the Zoning Code annually to determine if additional updates need to be completed as needed. Immediate Zoning Code/Other Regulation Amendments shall include:</p> <ul style="list-style-type: none"> <li>a. Incorporate reduced parking standards to limit off-street parking requirements for qualifying lower income housing projects in accordance with AB 744.</li> <li>b. Allow for accessory and junior accessory units in accordance with California Government Code § 65852 and replace with accessory unit requirements.</li> <li>c. To define and address low barrier navigation centers/housing.</li> <li>d. Address employee and agricultural worker housing in accordance with the Employee Housing Act (Health and Safety Codes 17021.5, 17021.5 and 17021.6) to allow employee housing accommodations for 6 or fewer employees in residential zones deemed as a single-family use and in agricultural zones allowed by right for agricultural housing with no more than 12 units or 36 beds.</li> <li>e. To allow residential uses by right for housing developments which at least 20% of the units are affordable to lower income households on vacant sites that were identified in the two previous housing elements to comply with California Government Code § 65583.2(c)t.</li> <li>f. Provide expanded incentives to density bonuses in accordance with AB 1743, California Government Code § 65915.</li> <li>g. To address provisions of SB 35 for certain qualified housing projects for streamlined, ministerial approval process.</li> <li>h. To address a “no-net loss” requirement for Residential-High Density (RL)properties in accordance with California Government Code § 65863.</li> <li>i. To allow large family daycare homes by right.</li> <li>j. In accordance with AB 2162 treat transitional and supportive housing the same as other uses of a similar type of housing in the same zone and allow supportive housing by right when it meets certain criteria and allow supportive housing in all zones that allow residential, including non-residential zones.</li> <li>n. Revise the reasonable accommodation procedure (Chapter 18.139 of the Zoning Code) to remove barriers such as findings of approval for surrounding uses and demonstration that other remedies are not available.</li> <li>o. Revise the definition of “family” to comply with State Housing Law.</li> </ul> <p>Responsibility: Planning Department, Planning Commission</p> <p>Funding: Local Early Action Planning Grant and General Fund</p> <p>Timeframe: By April, 2021</p>
11.3	<p><b>Lot Consolidation Program:</b></p> <p>The County shall encourage the development of high-density residential housing on all parcels listed in Figure 4-3 (Newell Parcel Groups, of this Housing Element, by waiving subdivision, lot line adjustment and lot merger applications and expediting approval of these applications to create larger parcels of at least 0.5 acres to develop higher density residential development. The County Website</p>

<b>Table 6-2. Housing Objectives and Programs 2019-24</b>	
<b>Action Program</b>	<b>Programs</b>
	shall include mapping and related information to market this program to property owners and future developers. Responsibility: Planning Department, Planning Commission Funding: General Fund Timeframe: Immediately
11.4	<b>Accessory and Junior Accessory Unit Program Promotion:</b> To the extent that there are resources available, the County will create an Accessory and Junior Accessory Unit promotion program that will include encouraging production of these units by developing public brochures and adding this information on the County's Website. Responsibility: Planning Department, Planning Commission Funding: Regional Early Action Planning (REAP) Grant and General Fund Timeframe: By August, 2021 (pending receipt of REAP Grant funding).

The purpose of this section is to establish quantified objectives to meet the County's RHNA. It is important to recognize the quantified objectives do not represent a ceiling on development, but rather a target goal based on needs, resources, and constraints. The Housing Element must demonstrate how the County will achieve residential development objectives of the RHNA through quantified objectives. These are shown in Table 6-3. The quantified objectives for the County's future housing needs and housing construction differ from the actual RHNA because the housing objective is based on the County's estimate of the number homes that will actually be constructed, rehabilitated, etc. and affordable to each income group. The future housing needs objective addresses the County's ability to accommodate housing based on the availability of appropriately zoned vacant and underutilized land, with public services and facilities. These homes may or may not be built depending on market trends and the availability of funding assistance to developers of affordable housing.

The "New Construction" row represents the number of new housing units that potentially may be built using public and/or private sources. The "Rehabilitation" row represents the number of existing units expected to be rehabilitated.

<b>Table 6-3. Modoc County Quantified Production Objectives (2019-24)</b>						
<b>Production Method</b>	<b>Household Income Affordability Levels</b>					<b>Total</b>
	<b>Extremely Low-</b>	<b>Very Low-</b>	<b>Low-</b>	<b>Moderate-</b>	<b>Above Moderate-</b>	
New Construction	2	1	2	3	5	13
Major Rehabilitation (estimate some CDBG rehab and major remodels)	0	2	2	3	3	10
Minor Rehabilitation	0	2	2	3	3	10

<b>Table 6-3. Modoc County Quantified Production Objectives (2019-24)</b>						
<b>Production Method</b>	<b>Household Income Affordability Levels</b>					
	<b>Extremely Low-</b>	<b>Very Low-</b>	<b>Low-</b>	<b>Moderate-</b>	<b>Above Moderate-</b>	<b>Total</b>
(estimate some CDBG rehab and minor remodels)						
Weatherization	5	7	10	10	10	42
<b>Total Units to Meet Objective</b>	<b>7</b>	<b>10</b>	<b>16</b>	<b>19</b>	<b>21</b>	<b>75</b>
<b>Regional Housing Needs Allocation</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>5</b>	<b>13</b>
<p><i>Quantified Objectives are for the 2019-2024 Modoc County Regional Housing Need Allocation Plan (RHNP) assumes approximately 2/3rds of very low-income need will be allocated to extremely low-income households. The County has capacity to provide development opportunity for at least this many housing units.</i></p> <p><i>Quantified Objectives cover 2019-2024, based on anticipated market-rate housing production (for moderate-and above moderate-income), availability of financial resources to assist in the construction of very low-and low-income housing and the County's past track record of producing affordable housing.</i></p>						

## APPENDIX A: MODOC COUNTY – PUBLIC PARTICIPATION PROGRAM

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Public participation in preparation of the Housing Element is required under California Government Code § 65588(c). This housing element was developed through the combined efforts of County staff, the County's Planning Commission, the Board of Supervisors and the County's consultant. Public input was received through a kick off workshop conducted with the with the Board of Supervisors and Planning Commission on June 23, 2020, and a second with the Planning Commission on November 18, 2020, to review the draft document. During a public hearing held on December 16, 2020, the Planning Commission reviewed the final draft Housing Element and recommended adoption to the Board of Supervisors. During a noticed public hearing on January 12, 2021, the Board of Supervisors adopted the Housing Element. Notices were both emailed and sent through the U.S. mail to public agencies. Notices were published in English and Spanish in the Modoc County Record. In addition, organizations that represent the interests of low-income and special needs households, or are otherwise involved in the development of affordable housing, were consulted during the preparation of this element as specified above.

A public survey on housing preferences was also conducted via on-line. The survey and results have been included in this Appendix.

To comply with SB 18 and AB 52, the County consulted the Native American Heritage Commission and various Native American Tribes on the County's list. No responses were received from any tribes.

The draft Housing Element has been available on-line and was posted on the County's website for review and comments. During the various workshops and adoption hearings with Board of Supervisors/Planning Commission public comments were received. Table 1 below summarizes all written comments received and responded to during this public outreach process.

Details of the public participation process, including letters, notices and public agency information are referenced in the following pages of this Appendix.

The County will actively engage the community in the progress of the housing element implementation, including specifically working with developers, service providers and other community interests to accomplish the various implementing programs.



**JOIN US FOR A PUBLIC WORKSHOP:**

# HOUSING ELEMENT UPDATE

**DATE:** Tuesday, June 23, 2020

**TIME:** 6:00pm

**PLACE:** at the Modoc County Board of  
Supervisors Room, located at 204 S.  
Court Street, Room #203, in Alturas CA

The purpose of the Housing Element, part of the County's General Plan, is to address existing and future housing needs for all Modoc County residents and economic groups. The Board of Supervisors and Planning Commission will be reviewing the current 2014-19 Housing Element for any needed changes to update the document to reflect current conditions and needs and is seeking public input for these changes as the County kicks off an update, as required by State Law, for the next five-year planning cycle. All interested persons are invited to present testimony on the matter at the meeting, and/or submit written comments prior to the meeting.

Copies of the current 2014-19 Housing Element document are available for purchase or review at the County Planning Department 203 W. 4<sup>th</sup> Street, Alturas, CA. Additional information may be obtained regarding this matter and you may also review an electronic version of the document at:

*<http://www.co.modoc.ca.us/departments/planning/general-plan>*



**ACOMPAÑENOS A UN TALLER PUBLICO:**

# ACTUALIZACION DE ELEMENTOS DE VIVIENDA

**FECHA:** Martes 23 de Junio del 2020

**HORA:** 3:00pm

**LUGAR:** en las Camaras del Ayuntamiento, ubicadas en  
200 North Street, in Alturas CA 96101

El proposito del elemento de vivienda, en general del condado, es abordar las necesidades de vivienda existentes y futuras para todos los residented y grupos economicos del Condado de Modoc. La Junta de Supervisores y la Comisión de Planificación revisará el Elemento de Vivienda actual 2014-19 para cualquier cambio necesario. Para actualizar el documento, reflejar las condiciones y necesidades actuales y está buscando la opinión pública para estos cambios a medida que el Condado inicia una actualización, según lo requerido por Ley estatal, para el próximo ciclo de planificación para los siguientes cinco años. Todas las personas interesadas están invitadas a presentar testimonios sobre el asunto en la reunión y/o presentar comentarios por escrito antes de la reunión.

Las copias del documento actual del Elemento de Vivienda 2014-19 están disponibles para su compra o revisión en el Departamento de Planificación del Condado 203 W. 4th Street, Alturas, CA. Se puede obtener información adicional sobre este asunto y también puede revisar una versión electrónica del documento en:

<http://www.co.modoc.ca.us/departments/planning/general-plan>

**Housing Element Update 2019-24**  
**Joint Board of Supervisor's Planning Commission Workshop**  
**June 23, 2020**

**Background:** This workshop is intended to provide an overview of the County's current Housing Element, to present various State mandated requirements for bringing the document to compliance with State Housing Law, to look at some updated housing information, to review key components of the Housing Element and to obtain initial comments from the public, the Board of Supervisors and Planning Commission regarding concerns with the County's housing characteristics and needs and review the current Housing Element document for updated information.

The Housing Element, one of seven State mandated elements that comprise the General Plan, is a policy document that provides an assessment of housing characteristics and needs in the community and establishes programs to improve housing to meet these needs. In accordance with California Government Code Sections 65580-65589, the Housing Element must be updated, periodically. Modoc County's current, Housing Element was approved by the State Department of Housing and Community Development ("HCD") for the period 2014-19 (for the 5th State Housing Cycle). At the recommendation of the Planning Commission, this current Housing Element was adopted by the Board of Supervisors on March 13, 2018.

**Discussion:** The County's current Housing Element has carried the County through to August 30, 2019. To comply with State Housing Law, the element needs to be updated for the period of August 31, 2019 to August 31, 2024. The County is currently requesting comments from public agencies, the Planning Commission, the Board of Supervisors, and the public at large, on the current Housing Element to review. This document can be reviewed at:

[http://www.co.modoc.ca.us/departments/planning/housing\\_element\\_2.php](http://www.co.modoc.ca.us/departments/planning/housing_element_2.php)

Hard copies of the document are also available upon request of staff.

Gary Price, Price Consulting Services, the selected consultant to prepare the update, will present a PowerPoint overview of the update process during this workshop. Many of you know Gary from his work with the Commission during the last Housing Element Update process. Copies of the PowerPoint will be distributed at the meeting.

*Regional Housing Needs Allocation (RHNA):* With each housing element cycle, the California Department of Housing and Community Development (HCD) determines the number of projected housing units each jurisdiction is required to accommodate, in terms of land/zoning availability, for the projected household growth needs for all income levels as projected. The two critical income levels are Very Low and Low (affordable ranges). This allocation is called RHNA or Regional Housing Need Allocation. The 2019-24, 6th Cycle, RHNA for Modoc County is 13 housing units of which 5 must be for lower-income families. Based on the current inventory of vacant land, the County should have sufficient land to meet this assigned RHNA.

*Next Steps* for the process after the public workshop, will be to draft the document for submittal to HCD. Once HCD has reviewed the document and issues comments, the consultant/staff team will coordinate responses to comments and possible revisions and coordinate a revised housing element draft. Once the final draft is completed, incorporating any changes from comments from HCD, the Planning Commission would then conduct a public hearing to consider the draft housing element update and recommend action to the Board of Supervisors. The Board would conduct a public hearing to adopt the Housing Element Update. The final document would then be sent back to HCD for final approval sometime in February, 2021. Once HCD receives the final adopted document, it will be certified by the State within 90 days. Final certification of the document is expected by April, 2021.

*Environmental Review:* Update of the Housing Element, a policy document for the County, qualifies under the general rule of the California Environmental Quality Act Guidelines (CEQA). Section 15061(b)(3) which states that CEQA applies only to projects, "Where it can be seen with certainty there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." As such, no formal environmental review is required. Should formal environmental review be determined to be needed, the County would need to conduct a comprehensive environmental study which would extend the timing and costs to the project.

*Zoning Code Update:* As part of the Housing Element Update program, the Zoning Code will be updated to address various State Housing laws. We would anticipate making these changes concurrently with the Housing Element Update process. Amendments to the Zoning Code will also require review by the Planning Commission and adoption by the Board of Supervisors. A more complete discussion of the regulatory changes required will be presented at the workshop.

*Local Early Action Planning (LEAP) Funding:* On April 14, 2020, the Board of Supervisors, adopted Resolution 2020-15, for submitting an application for grant funding to pay for preparing the Housing Element and Zoning Code Updates. This grant from HCD is expected to pay for all consultant and staff costs for this work. Staff intends to submit this application by July 1, 2020.

**MODOC COUNTY**  
**(Board of Supervisors and Planning Commission)**  
**PUBLIC HEARING AND WORKSHOP NOTICE**

**NOTICE IS HEREBY GIVEN** that the Modoc County Board of Supervisors and Planning Commission will hold a public workshop on Tuesday, June 23, 2020, at 10 a.m., at the Modoc County Board of Supervisors Room, located at 204 S. Court Street, Room #203, in Alturas CA. The workshop will consider the following:

**2019-2024 Housing Element Update for the County of Modoc**

**Project Description:** The County of Modoc is updating the General Plan Housing Element; a State required policy document describing existing housing conditions, a review of resources available to facilitate new housing construction and a strategy that addresses goals, policies and programs for the County's and City's housing needs.

Please feel welcome to review the current Housing Element Document at the following website:

*Modoc County Housing Element (2014-19)*  
<http://www.co.modoc.ca.us/departments/planning/general-plan>

The public is invited and encouraged to attend the workshop and provide input regarding community development and housing needs for the next update period (2019-2024)

Government Code 65583(c)(7) requires: "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." To that end, Gary Price, Consultant hired to prepare the combined Housing Element Updates, will outline the Housing Element update and requirements.

Written comments are also welcome and should be submitted prior to the meeting as follows:

Written comments can be submitted to the following, prior to the meeting:

Modoc County Planning Department  
(email [planning@co.modoc.ca.us](mailto:planning@co.modoc.ca.us))  
203 W. 4<sup>th</sup> Street

Parties with a disability as provided by the Americans with Disabilities Act who require special accommodations or aides in order to participate in the public meeting should make the request to the Clerk of the Board at least 48 hours prior to the meeting.

If you wish to review the attachments available for each item you can review them at the \_\_\_ office or you can find them on the County website at: <http://www.co.modoc.ca.us/departments/board-of-supervisors/agenda-minutes-video-audio>. You may also contact the Deputy Clerk at (530) 233-6201 or by email at \_\_\_\_\_.

POSTED: \_\_\_\_, 2020

## **Website Announcement 2 (English)**

The County of Modoc is conducting an update to the 2014-19 Housing Element. The Housing Element, part of the City's General Plan, is a policy document that addresses existing and future housing needs for all County residents and economic groups. The State of California requires by law that the Housing Element be updated periodically. For this program, the City is updating the document for the 2020-28 period.

The County conducted a kick off public workshop on June 23, 2019, on the Housing Element Update to receive public comments on this process. The County is now in the process of preparing the updated document. In the meantime, the County is requesting further public comments on the Housing Element Update and welcomes continuing public comments. The County's current 2014-19 Housing Element is available for review below.

[http://www.co.modoc.ca.us/departments/planning/housing\\_element\\_2.php](http://www.co.modoc.ca.us/departments/planning/housing_element_2.php)

Please submit any comments you have on the current Housing Element document to the Planning Department at [jackiefroeming@co.modoc.ca.us](mailto:jackiefroeming@co.modoc.ca.us) or mail to Modoc County Planning and Building Services Department 203 West 4th Street Alturas, CA 96101. You may also contact the Assistant Planner, Jackie Froeming at [jackiefroeming@co.modoc.ca.us](mailto:jackiefroeming@co.modoc.ca.us) or by phone at (530) 233-6406, if you have any questions.

Modoc County/ June 23, 2020  
 Housing Element Public Workshop # 1

3:00PM

Name	Title	Department	Phone	Email
Ned Coe	Supervisor	Modoc Co.	530-949-7018	on file
<del>Kathie Rhoads</del>	<del>MC Supervisor</del>	<del>Modoc Co.</del>	<del>530-233-1962</del>	<del>on file</del>
<del>Pat Collins</del>	<del>MC Supervisor</del>	<del>Modoc Co.</del>	<del>530-640-0020</del>	<del>on file</del>
Ceri Byrne	County Supervisor	Modoc Co.	541-891-7518	on file
Cleora O'Sullivan	Planning Commissioner	Modoc Co.	530-741-2660	on file
BRETTAN COX	PLANNING COMM	MODOC CO	530-640-3163	on file
Elizabeth Cavasso	MC Supervisor	Modoc Co.	530-640-0002	on file
<del>Chester Robertson</del>	<del>COUNTY ADMINISTRATOR</del>	<del>MODOC CO.</del>	<del>530-233-7660</del>	<del>ca@co.modoc.ca.us</del>
<del>TIFFANY MARTINEZ</del>	<del>ASSISTANT CLERK OF THE BOARD</del>	<del>Modoc Co.</del>	<del>530-233-6701</del>	<del>on file</del>
Dennis Fanning	Planning Com	Modoc Co.	530-598-0161	on file
Nelly Goshob	Director of Social Services	MODOC CO	530-233-6501	on file
JACQUE FRAMMIS	Admin ASST	PLANNING	(530)233-6440	on file
SEAN CURTIS	PLANNING	PLANNING	(570)233-2651	on file
Gary Price	Consultant		530-218-1054	on file

May 6, 2020

*Re: Draft Housing Element Update 2019-24 for the County of Modoc*

The County of Modoc is preparing an update to the County's Housing Element and is seeking your comments on housing issues for the County. The purpose of the Housing Element, part of the County's General Plan, is to address existing and future housing needs for all residents and economic groups of Modoc County. The County is currently reviewing the current, 2014 -2019 Housing Element for any needed changes to update the document to reflect current conditions and needs and is seeking public input for these changes. The current 2014-19 Housing Element can be reviewed at:

[http://www.co.modoc.ca.us/departments/planning/housing\\_element\\_2.php](http://www.co.modoc.ca.us/departments/planning/housing_element_2.php)

Please submit any comments you or your agency have on the current Housing Element document to the Planning Director at the email below or by mail to Modoc County Planning and Building Services Department 203 West 4<sup>th</sup> Street Alturas, CA 96101. You may also contact the Planning Director, Sean Curtis at [seancurtis@co.modoc.ca.us](mailto:seancurtis@co.modoc.ca.us) or by phone at (530) 233-6406, if you have any questions.

The County will also be conducting a meeting with the Board of Supervisors and the Planning Commission to review the current 2014-19 Housing Element and to consider public comments on Tuesday June 23, 2020, at 10:00 am the Modoc County Board of Supervisors Room, located at 204 S. Court Street, Room #203, in Alturas CA.

You or agency representatives are welcome to attend the meeting.

Please contact this office if you have any questions.

Sincerely,

Jackie Froeming  
Administrative Assistant

Shasta Housing Authority  
Attn: Christy Coleman  
1450 Court St., Ste 108  
Redding CA 96001

TEACH, Inc.  
Attn: Carol Madison  
112 E. 2<sup>nd</sup> Street  
Alturas, CA 96101

Modoc County Migrant Housing  
Attn: Jolene Moxon  
204 South Court Street, Suite 100  
Alturas, CA 96101

First 5 Modoc  
802 N. East St Rm. 103  
Alturas, CA 96101

Sandy Stevenson, President  
Alturas Rotary Club  
P O Box 1630  
Alturas, CA 96101

Modoc Joint Unified  
School District  
906 W 4<sup>th</sup> Street  
Alturas, CA 96101

Surprise Valley Joint Unified  
School District  
P O Box 100  
Cedarville, CA 96104

Tulelake Basin Joint Unified  
School District  
400 G Street  
Tulelake, CA 96134

Alturas Sunrise Rotary Club  
P O Box 1630  
Alturas Ca 96101

Surprise Valley Chamber of  
Commerce  
507 Main Street  
Cedarville, CA 96104

Alturas Chamber of Commerce  
600 Main Street  
Alturas, CA 96101

County of Modoc County  
CalWORKs  
Attn: Program Manager  
120 N. Main Street  
Alturas, CA 96101

Modoc County Health Services  
Attn: Stacy Sphar, Interim Director  
441 N Main Street  
Alturas, CA 96101

Modoc County Social Services  
Kelly Crosby, Director  
120 N. Main Street  
Alturas, CA 96010

Modoc County Farm Advisor  
Laura Snell, Director  
202 W. 4<sup>th</sup> Street  
Alturas, CA 96101

Modoc County Agriculture Dept.  
Gary Fensler, Ag. Commissioner  
202 W. 4<sup>th</sup> Street  
Alturas, CA 96101

Modoc County Veteran's Services  
Attn: Henry Hitchings  
202 W. 4<sup>th</sup> Street  
Alturas, CA 96101

Modoc Co Transportation Dept  
Debbie Pedersen, Executive Director  
108 S. Main Street  
Alturas, CA 96101

Modoc Co Building Dept.  
Dominic Budmark, Building Official  
203 W. 4<sup>th</sup> Street  
Alturas CA 96101

CO OFFICES:  
PUBLIC WORKS  
BLDG, ASSESSOR  
PLANNING, ETC.

USDA Rural Development  
Urban Planning Department  
221 W. 8<sup>th</sup> Street  
Alturas, CA 96101

Cedarville Rancheria  
Melissa Davis, Chairwoman  
300 W. 1<sup>st</sup> Street  
Alturas, CA 96101

Alturas Rancheria  
Phillip Del Rosa, Chairman  
P O Box 340  
Alturas, CA 96101

Fort Bidwell Paiute  
Indian Reservation  
Bernold Pollard, Chair  
P O Box 129  
Fort Bidwell, CA 96112-0129

Pit River Tribe  
Mickey Gemill, Chairman  
3670 Park Avenue  
Burney, CA 96103-4128

City of Alturas  
200 W. North Street  
Alturas, CA 96101

Stevenson Realty, Auction Services/  
Property Management  
1023 N Court St.  
Alturas, CA, 96101

Modoc Realty  
Real Estate Agency  
430 S Main St,  
Alturas, CA 96101

Terrance Quirk Real Estate  
Real Estate Agency  
405 Archer Ave  
Alturas, CA 96101

Surprise Valley Realty  
Real Estate Agency  
507 Main St,  
Cedarville, CA 96104

Warner Mountain Property Management/  
Real Estate  
605 N Main St B,  
Alturas, CA 96101

Guy Williams General Contracting  
General Contractor  
PO Box 925  
Alturas, CA 96101

Coastwide Contractors  
General Contractor  
PO Box 867  
Alturas, CA 96101

Bagwell Construction  
General Contractor  
1205 Juniper St  
Alturas, CA 96101

Shah'ada Shaban  
Rural Senior Project Coordinator  
Legal Services of Northern California  
1370 West Street  
Redding, CA 96001

Sage Stage  
Regional Bus Service  
108 S. Main Street  
Alturas, CA 96101

Modoc County Office  
Of Education  
139 Henderson Street  
Alturas, CA 96101

Newell County Water District  
405 5<sup>th</sup> Avenue  
Tulelake, CA 96134

Cedarville County Water District  
898 High St.  
Cedarville, CA 96104



**COUNTY OF MODOC  
PLANNING & BUILDING SERVICES**

203 W. 4th Street  
Alturas, California 96101  
(530) 233-6406 Office

*Interim Director  
Sean Curtis*

*Building Official  
Dominic Budmark*

June 8, 2020

**Re: County of Modoc Housing Element Update 2019-24  
Consultation Pursuant to State Senate Bill 18  
Consultation Pursuant to Assembly Bill 52**

The County of Modoc is preparing an update to the Housing Element to comply with State Housing laws. We are seeking your comments on the project and to find out whether or not you request consultation. This request is being made in accordance with California Government Code Sections 65352.3 (SB 18) and California Resources Code 21080.1 AB 52 which requests tribe government consultation.

The Housing Element is a policy document that provides an assessment of housing characteristics and needs in the community and establishes programs to improve housing to meet these needs within the County. The current 2014-19 Housing Element document can be reviewed at:

<http://www.co.modoc.ca.us/index.php>

Should the County either not receive a request for consultation or not hear back from you by August 8, 2020, we will assume that your tribe government has declined consultation.

Please submit your responses and/or comments in writing to:

Modoc County Planning and Building Services  
203 West 4<sup>th</sup> Street  
Alturas, CA 96101

Or by email to [planning@co.modoc.ca.us](mailto:planning@co.modoc.ca.us)

Please contact me at (530) 233-6406 should you have any questions.

Sincerely,

Jackie Froeming  
Administrative Assistant

Modoc County Indian Tribe  
Mailing List

<u>Tribe</u>	<u>Contact</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	<u>Phone #</u>	<u>Fax #</u>	<u>Recognition Status</u>
Cedarville Rancheria	Melissa Davis, Chairwoman	300 W. 1st Street	Alturas	CA	96101	(530) 233- 3969	(530) 233-4776	Federal
Alturas Rancheria	Phillip Del Rosa, Chairman	PO Box 340	Alturas	CA	96101	(530) 233- 5571	(530) 233-4165	Federal
Fort Bidwell Paiute Indian Reservation	Bernold Pollard, Chairman	PO Box 129	Fort Bidwell	CA	96112-0129	(530) 279- 6310	(530) 279-2233	Federal
Pit River Tribe	Mickey Gemill, Chairman	3670 Park Avenue	Burney	CA	96103-4128	(530) 335- 5421	(530) 335-3140	Federal

# Modoc County Housing Policy Questionnaire - \_\_\_\_\_ of XXXX

\* Required

Please select all that apply: \*

- I live in the County of Modoc (includes Alturas)
- I work in the County of Modoc (includes Alturas)
- I represent an organization (please specify below)
- I have a special interest in housing (please specify below)

If you represent an organization or have a special interest in housing, please specify below.

- Open text box (optional)

To provide an adequate supply of land planned and zoned with necessary infrastructure (water, sewer, roads, fire protection, etc.) in a safe and satisfying environment for the present and future residents of Modoc County.

Do you agree with this current housing goal? \*

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Do you agree with the County encourage a variety of housing opportunities for all segments of the community? \*

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

To facilitate the development of housing for special needs households. Do you agree with this current housing goal? \*

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Do you agree that the County should develop strategies and actions to increase home ownership opportunities through economic development, including preservation and creation of employment opportunities? \*

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Do you agree that the County should assist citizens in need of short-term emergency housing.? \*

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Do you agree that the County should facilitate the development of infrastructure in appropriate locations to better serve housing and job creation opportunities.? \*

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Do you agree that the County should encourage housing that is affordable to the local workforce by identifying funding sources and potential sites that would make the production of housing financially feasible? \*

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Do you agree that the County should pursue state and federal funding to assist in developing housing affordable to low and moderate-income households? \*

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Additional Solutions

Are there additional solutions to housing constraints that were not listed?

- **Open text box (optional)**

To promote equal housing opportunity for all residents? Do you agree with this? \*

- **Strongly Agree**
- **Agree**
- **Neutral**
- **Disagree**
- **Strongly Disagree**

If you would like to be notified by email regarding progress updates to this housing element update process please provide your name and email below. Alternatively, progress updates will be posted to the Housing Element Update - 6th Cycle webpage <[Hyperlink for webpage is XXXX](#)>.

- **Name box (optional)**
- **Email box (optional)**

### Additional Solutions

Are there additional solutions to housing constraints that were not listed?

- **Open text box (optional)**

### Solutions to Housing Constraints \*

The following input is requested to help the County formulate solutions to housing constraints. Please indicate below if you support, neither support nor do not support, or do not support the following potential solutions to each constraint.

Choose one of these for all arrows below:

- **Support**
- **Neither support nor do not support**
- **Do not support**

- Expand the inventory of residential land for development
- Explore funding sources for infrastructure (e.g. water, sewer, drainage, streets) to support development
- Amend zoning development regulations as an incentive for the development of housing for all income levels
- Explore funding sources for a First-Time Homebuyers' Assistance program
- Provide incentives for the building of affordable rental housing to serve Senior Citizens
- Provide incentives for the building of affordable rental housing to serve the developmentally disabled
- Provide incentives for the building of affordable rental housing to serve the physically disabled
- Provide incentives for the building of affordable rental housing to serve the homeless
- Provide incentives for the building of affordable rental housing to serve the local workforce (residents employed locally)
- Promote mixed-use (combined residential and commercial) development
- Expand the inventory of residential land for development
- Explore funding sources for infrastructure (e.g. water, sewer, drainage, streets) to support development
- Amend zoning development regulations as an incentive for the development of housing for all income levels
- Explore funding sources for a First-Time Homebuyers' Assistance program
- Provide incentives for the building of affordable rental housing to serve Senior Citizens
- Provide incentives for the building of affordable rental housing to serve the developmentally disabled
- Provide incentives for the building of affordable rental housing to serve the physically disabled
- Provide incentives for the building of affordable rental housing to serve the homeless
- Provide incentives for the building of affordable rental housing to serve the local workforce (residents employed locally)
- Promote mixed-use (combined residential and commercial) development

Do you agree that the County should review the Zoning Ordinance, permit processes, and development fees to identify and remove potential constraints to the development of a range of housing for all income levels and needs? \*

- **Strongly Agree**
- **Agree**
- **Neutral**
- **Disagree**
- **Strongly Disagree**

**Potential Housing Constraints \***

The following are potential constraints that may impact maintenance, development, and improvement of housing within the County. For each of the following constraints, please indicate the extent of the problem, if any, in the County.

Choose one of these for all arrows below:

- **Yes, a constraint.**
- **Maybe a constraint.**
- **No, not a constraint.**

- Lack of land for development
- Lack of infrastructure (e.g. water, sewer, drainage, streets) to support development
- Zoning and similar restrictions (e.g. minimum parking requirements, setbacks, building height, lot coverage)
- Permit and development impact fees
- Lack of a First-Time Homebuyers' Assistance program
- Lack of affordable for-sale housing
- Lack of affordable rental housing to serve Senior Citizens
- Lack of affordable rental housing to serve the developmentally disabled
- Lack of affordable rental housing to serve the physically disabled
- Lack of affordable rental housing to serve the homeless
- Lack of affordable rental housing to serve the local workforce (residents employed locally)
- Lack of land for development
- Lack of infrastructure (e.g. water, sewer, drainage, streets) to support development
- Zoning and similar restrictions (e.g. minimum parking requirements, setbacks, building height, lot coverage)
- Permit and development impact fees
- Lack of a First-Time Homebuyers' Assistance program
- Lack of affordable for-sale housing
- Lack of affordable rental housing to serve Senior Citizens
- Lack of affordable rental housing to serve the developmentally disabled
- Lack of affordable rental housing to serve the physically disabled
- Lack of affordable rental housing to serve the homeless
- Lack of affordable rental housing to serve the local workforce (residents employed locally)



# Modoc County's Housing Element

Does Modoc have  
any housing challenges?  
Are there any housing issues?  
Are there enough available homes?  
Is there adequate rental availability?  
Are changes needed for the future?

The County Housing  
Element is in review  
and we need your  
Feedback.

Take the survey at  
[www.co.modoc.ca.us/departments/planning](http://www.co.modoc.ca.us/departments/planning)

Public Participation Program  
 County of Modoc  
 Responses to Public Comments

<b>Comment:</b>	<b>Response:</b>
<p data-bbox="332 380 787 464"><b>Email June 23, 2020 from Stacy Sphar, Modoc County Director of Health Services:</b></p> <p data-bbox="332 493 787 1192">I reviewed the 2014-2019 Housing Element Update with the housing consultant that is working on our No Place Like Home Project. We mainly focused on the parts of the Housing Element that had to do with homelessness. I would suggest updating the data in the document to reflect the most recent PIT count that indicates a much higher number of homeless people in the County than previously. I would also want to highlight comments #10 related to the suggestion to reinstate the emergency housing voucher program for homeless people. Also the County should make a clear commitment to implementing the CalWorks Homeless Assistance and Family Stabilization programs. On page 56, I suggest modifying the definition of Supportive Housing – making clear that it is not time-limited in the same way that transitional housing is. You might also want to add No Place Like Home to Section E – Funding and Administrative Resources. I have included a NPLH fact sheet for your reference.</p> <p data-bbox="332 1222 787 1276">I would support including the following programs in the Housing Element:</p> <ol data-bbox="332 1306 787 1638" style="list-style-type: none"> <li data-bbox="332 1306 787 1411">1. A program to facilitate the development of an affordable housing complex with supportive services for people with disabilities;</li> <li data-bbox="332 1440 787 1524">2. A priority for extremely-low income and disabled people in a rental assistance program;</li> <li data-bbox="332 1554 787 1638">3. Funding for a program to provide people with disabilities supportive services that may help people find and maintain</li> </ol>	<p data-bbox="787 380 1282 434"><b>Email Response of July 2, 2020 from Gary Price, Planning Consultant:</b></p> <p data-bbox="787 464 1282 686">Thanks for your comments on the current Housing Element which we will plan to use to help produce an update to the document. Once we complete the draft update document we will send it to you for further comments. The following responds to your specific comments and some request additional information to help us prepare the updated document:</p> <ol data-bbox="787 716 1282 1358" style="list-style-type: none"> <li data-bbox="787 716 1282 884">1. As with the current document we plan to use the most current Point In Time (PIT) homeless count. Please send me a copy of this draft count for our reference. I don't believe the 2020 PIT has actually been published so it may be difficult to find this document without your help.</li> <li data-bbox="787 913 1282 1220">2. Please clarify what #10" is. We are not sure what you are referring to. Please note that Program 3.1 of the current Housing Element provides for the County to increase the supply of Section 8 vouchers by continuing to cooperate with Shasta County Housing Authority, who administers this program for the County. The updated housing element will review current records for the County on this, but there is limited ability the County has to expand this Voucher program.</li> <li data-bbox="787 1249 1282 1358">3. The Zoning Code was amended in 2017 to define supportive housing with no time limitation in accordance with State Code as follows:</li> </ol> <p data-bbox="787 1388 1282 1638">Section 18.06.1003 Supportive housing. "Supportive Housing" means housing with no limit on length of stay, is occupied by the target population, and 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.</p>

Public Participation Program  
 County of Modoc  
 Responses to Public Comments

<b>Comment:</b>	<b>Response:</b>
<p>housing; and            4. Creation and implementation of a County ordinance that allows for reasonable accommodation to allow flexibility in application of land use and zoning and building requirements, practices, and procedures to individuals and developers.</p>	<p>4. The Update will include a complete section on funding resources and we will use the information provided. Thank you.</p> <p>5. The Update will consider all of these recommended programs. Please note that the current housing element addresses all of these recommendations in the text and within various programs. Please also note that the City did add Reasonable Accommodations regulation when the Zoning Code was updated in 2017. Please refer to Section 18.130 of the County Code. When you review the proposed draft Update, we will further consider additional recommendation you suggest in the new programs section.</p> <p>We look forward to working with you on this collaborative process.</p>

## **APPENDIX B: MODOC COUNTY – HOUSING MARKET SUMMARY**

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*Prepared by Price Consulting Services on October 23, 2020*

### **A. BACKGROUND**

This study is used for Housing Element document information, analysis, and findings. and consists of a housing market survey for housing ownership housing and vacant residentially zoned land (purchased/sold/currently on the market for sale) and available rental housing within Modoc County (including Alturas). Comprehensive market studies for these housing types were conducted in 2017 as presented in the 2014-19 Housing Element. Rather than conduct a complete re-study of the housing market for this 2018-24 Housing Element, an overview of existing data from the Board of Realtors' Multiple Listing Service and Realtor.com was used to update the previous study (attached to this report is the 2017 Housing Market Surveys conducted for reference).

### **B. HOUSING TYPES**

Based on 2020 estimates from the California Department of Finance, Modoc County has about 5,279 housing units of which over 74% consist of detached single-family houses. Another 18% of the County's housing units consist of mobile homes. Only 215 units (4%) consist of multiple family homes (apartments and duplexes). Consistent with this housing type distribution most homes for sale or for rent consist of single family and mobile homes.

### **C. HISTORIC TRENDS**

Based on California Department of Finance estimates, which are based on United State Census counts, the County's population declined by 357 from 9,686 to 9,329, yet experienced an increase of 187 housing units. This decline in population and increase in the housing stock has had an apparent impact on the County's housing market with declining housing values, but the demand for rental units continue with a very low occupancy rate.

### **D. HOUSING OWNERSHIP MARKET SUMMARY**

*Background:* Price Consulting Services reviewed the Board of Realtor Multiple Listing Service for properties sold over the last five years (from October 30, 2015 to October 20, 2020) and reviewed current listing using Realtor.com.

*Historic Home Sales Information:* About 230 homes were sold through conventional realtor transactions in Modoc County over the last five years. Approximately 117 of these homes sold for less than \$100,000, most of which were located within Alturas. Median conducted a survey of ownership housing in Alturas and in the Modoc County areas in June 2017, using MLS and talking with several realtors in the area.

**E. BY COMPARISON TO THE HOUSING MARKET SURVEY CONDUCTED FOR THE 2014-19 HOUSING ELEMENT, WHEN THERE WERE ONLY 60 LISTINGS IN 2017, THERE ARE MANY MORE HOME LISTINGS, BUT THE MEDIAN PRICE OF HOUSING HAS DECREASED FROM ABOUT \$230,000 TO LESS THAN \$160,000.**

*Current Market Information:* Based on Realtor.com, the current median home listing price for 2020 is \$152,300 for about \$111 per square foot. There were about 85 houses listed for sale starting at \$40,000 to over \$500,000. The majority (about 60%) of the units on the market were located in Alturas for an average listing price of approximately \$130,000. Twelve of the units were mobile home/manufactured homes ranging in listing price from \$40,000 to \$182,000. There were only three listings referenced as multiple family houses, consisting duplex units or single family with a secondary unit ranging in price of between \$125,000 and \$280,000. The remaining consisted of conventional stick-built homes ranging in listing price from \$59,000 to over \$500,000 with about 70% listed for less than \$160,000 (primarily in Alturas). As noted in Realtor.com, the housing market in Modoc County has been trending down -6.3% year-over-year.

*Alturas Versus Unincorporated Modoc County:* Based on the more complete market study conducted in the 2014-19 Housing Element (in 2017), housing prices are about 50% higher than those within Alturas. Applying this to the current market, average price of a home in Alturas is \$160,000 whereas an average priced home in unincorporated areas of Modoc are about \$240,000.

*Affordability:* Based on State of California Affordability Limits for 2019,

*Conclusions:* Home sales in Modoc County have been trending down since 2017 by about 6.3% annually. Since there is an excess supply of homes listed on the market comparatively with demand, actual sales prices are expected to be much less than the listed prices noted in the current housing market information discussion. The average sales price of a home in Modoc County (including Alturas) is estimated to be about \$180,000, and for the unincorporated areas of Modoc County to be about \$210,000. With population reductions in the County, followed by reduced demand for housing, and with an increase in housing units for sale, the overall cost of ownership housing has declined. As referenced in the rental unit study, there may be a stronger demand for rental units, so there may be some opportunities to convert some of these homes for sale to rental units.

**F. VACANT LAND MARKET SUMMARY**

*Historic and Current Market for Vacant Residential Land:* Based on the Board of Realtor Multiple Housing Listings for properties sold over the last five years (from October 30, 2015 to October 20, 2020), approximately 12 vacant, residentially zoned properties (less than three acres), sold at an average price of about \$12,000 an acre. Smaller vacant sites that could accommodate immediate housing construction, generally one acre or less, sold for between \$6,000 and \$10,000. Based on the Board of Realtor Multiple Listings Service there were ten vacant parcels on the market of three acres or less that could accommodate immediate residential development ranging from \$5,000 and \$12,000.

*Conclusions:* Based on current housing market sales, which shows an excess supply of housing to demand, and considering the higher costs of construction, most land sales will be limited to custom home sales or for mobile home installations. Actual sales price of a vacant parcel of land for this type of development, approximately one half acre lots, the price would be about \$5,000.

## **G. HOUSING RENTAL MARKET SUMMARY**

*Background:* The majority of residential rentals in Modoc County are located within Alturas. These consisted of a variety of single-family (both stick build and manufactured), duplex, apartments and a couple of mobile homes. The rental market in Modoc County, outside of Alturas was limited to 16 single family homes with a few apartment units located in Cedarville. As presented in the attached 2017 rental market survey, there were over 900 occupied rental units managed by a rental agency.

Based on California Department of Finance estimates for 2020 over 27% of the total housing units in the County are vacant, but only 10% were available for sale or rent. About 1.8% were available for rent. This tight rental market is reflected in the limited availability of rental units currently. Based on HomeFinder.com, many available rental units were located both in Alturas and other areas of the County, such as in Adin and Cedarville. Units range in price from \$850 to over \$1,500 per month, but all of these consist of single family or mobile homes. Rental rates have not significantly changed since 2017.

*Alturas Units Availability and Affordability:* Nine units were listed for rent on HomeFinder.com (October 20, 2020) located outside Alturas. Seven of these units were listed as renting for between \$600 and \$1,050 (within the threshold for lower-income families based on 2019 State Income Limits for Modoc County. (October 20, 2020) located in Alturas. Seven of these units were listed as renting for between \$800 and \$1,050 (within the threshold for lower-income families based on 2019 State Income Limits for Modoc County).

*Modoc Unincorporated County Units Availability and Affordability:* Nine units were listed for rent on HomeFinder.com (October 20, 2020) located outside Alturas. Only three of these units were listed as renting for between \$734 and \$1,050 (within the threshold for lower-income families based on 2019 State Income Limits for Modoc County).

*Conclusions:* There continues to be a short supply of rental single-family and mobile homes, but few are available for a new family to rent coming into Modoc County. Many of rental units available are listed as rent to own. There appears to be a much greater market demand for rental units, and particularly for rental units available for lower-income families. Related to the overall housing market, with reductions in population in the County, more folks seem to be moving away and selling their homes. There also appears to be a lack of investment interest in creating more rental units when there is an excess supply of single-family units for sale that could be converted to rental units. This would be an opportunity to develop programs to encourage conversion of ownership housing to rental housing in the County.

## H. MODOC COUNTY AND CITY OF ALTURAS – OWNERSHIP HOUSING MARKET SUMMARY

*Prepared by Price Consulting Services on June 26, 2017*

### BACKGROUND

Price Consulting Services conducted a survey of ownership housing in Alturas and in the Modoc County areas in June 2017, using MLS and talking with several realtors in the area. Stevenson Realty provided a complete listing of MLS on their website from which to develop this analysis.

### OWNERSHIP HOUSING MARKET SUMMARY

There were 60 listings of houses for sale in Modoc County including Alturas). These consisted of a variety of single-family (both stick build and manufactured) houses. No multiple family housing, such as duplex, apartments were found to consist of ownership occupied housing.

**Alturas** – As noted in the summary tables below, the average cost of a house is \$134,957, ranging from \$44,000 to \$215,009. Over 30 houses were available for sale in 2017 (see Table AB-1).

**Modoc County** – The average cost of a house in Modoc County is \$323,901, ranging from \$69,000 to over \$900,000 (See Table AB-2).

**Modoc and Alturas Combined** – Combined housing market indicates that the average cost of a house in the Modoc County region is \$230,839 (see Table AB-3).

Table AB-1. Alturas Housing Marking Information (Multiple Listings)									
Houses for Sale	Bed	Bath	Size	Acres	Year Built	Location	Location	Location	
1	\$133,500.00	3	2	1,700	0.16	1983	Alturas, CA	Broadmoor Park	Alturas
2	\$59,500.00	1	1	941	1.03	1929	Alturas, CA	None	Alturas
3	\$159,000.00	2	1	864	40	2007	Alturas, CA	None	Alturas
4	\$135,000.00	3	2	1,680	1.47	1983	Alturas, CA	MRE-Modoc Recreational Es.	Alturas
5	\$110,000.00	2	1	988	0.15	1970	Alturas, CA	CCA-Council Crest Addition	Alturas
6	\$59,500.00	3	2	1,164	0.16	1978	Alturas, CA	MM-Modoc Manor	Alturas
7	\$44,900.00	2	1	1,164	2.07	1954	Alturas, CA	CPL3-California Pines Lak	Alturas
8	\$89,900.00	3	2	1,334	0.13	1967	Alturas, CA	O'Conner	Alturas
9	\$99,000.00	3	1	912	0.19	1954	Alturas, CA	CC-Council Crest	Alturas
10	\$126,950.00	3	2	1,436	0.96	1980	Alturas, CA	CPH3-California Pines Hill	Alturas
11	\$110,000.00	3	1	1,800	0.26	1914	Alturas, CA	None	Alturas

<b>Table AB-1. Alturas Housing Marking Information (Multiple Listings)</b>									
<b>Houses for Sale</b>		<b>Bed</b>	<b>Bath</b>	<b>Size</b>	<b>Acres</b>	<b>Year Built</b>	<b>Location</b>	<b>Location</b>	<b>Location</b>
12	\$215,999.00	2	2	1,450	6.01	2005	Alturas, CA	CPS-Cedar Pass Summerland	Alturas
13	\$119,000.00	3	2	1,300	0.15	1930	Alturas, CA	CC-Council Crest	Alturas
14	\$89,900.00	3	2	1,626	0.17	1948	Alturas, CA	CORN-Cornish Addition	Alturas
15	\$99,000.00	3	2	1,176	0.14	1979	Alturas, CA	MM-Modoc Manor	Alturas
16	\$130,000.00	3	1	1,470	0.29	1947	Alturas, CA	SVA-Shasta View Addition	Alturas
17	\$149,500.00	2	2	1,664	10.39	1978	Alturas, CA	None	Alturas
18	\$78,500.00	3	1	1,118	0.27	1910	Alturas, CA	Eastern Addition	Alturas
19	\$149,900.00	3	2	1,248	0.15	1964	Alturas, CA	CCA-Council Crest Addition	Alturas
20	\$120,000.00	3	1	1,536	1.31	1974	Alturas, CA	CPH3-California Pines Hill	Alturas
21	\$165,000.00	3	2	2,053	0.26	1947	Alturas, CA	CORN-Cornish Addition	Alturas
22	\$994,950.00	4	3	3,286	280.45	1976	Alturas, CA	None	Alturas
23	\$37,900.00	3	1	1,052	0.45	1948	Alturas, CA	None	Alturas
24	\$159,000.00	2	1	864	40	2007	Alturas, CA	None	Alturas
25	\$59,500.00	3	2	1,164	0.16	1978	Alturas, CA	MM-Modoc Manor	Alturas
26	\$135,000.00	3	2	1,680	1.47	1983	Alturas, CA	MRE-Modoc Recreational Es.	Alturas
27	\$44,900.00	2	1	1,164	2.07	1954	Alturas, CA	CPL3-California Pines Lake	Alturas
28	\$89,900.00	3	2	1,626	0.17	1948	Alturas, CA	CORN-Cornish Addition	Alturas
29	\$110,000.00	3	1	1,800	0.26	1914	Alturas, CA	None	Alturas
30	\$99,000.00	3	2	1,176	0.14	1979	Alturas, CA	MM-Modoc Manor	Alturas
31	\$130,000.00	3	1	1,470	0.29	1947	Alturas, CA	SVA-Shasta View Addition	Alturas
32	\$89,900.00	3	2	1,334	0.13	1967	Alturas, CA	O'Conner	Alturas
33	\$59,500.00	1	1	941	1.03	1929	Alturas, CA	None	Alturas
	<b>\$4,453,599.00</b>	<b>Total</b>							
	<b>\$134,957.55</b>	<b>Average</b>							

**Table AB-2. Modoc County Housing Marking Information (Multiple Listings)**

Houses for Sale		Bed	Bath	Size	Acres	Year Built	Location	Location	Location
1	\$86,000	3	1	1,552	0.26	1940	Bieber, CA	None	Bieber
2	\$209,000	2	2	1,261	1.5	1950	Cedarville, CA	None	Cedarville
3	\$257,500	2	1.75	1,544	6	1988	Cedarville, CA	None	Cedarville
4	\$499,500	3	2	1,680	52.85	1980	Cedarville, CA	None	Cedarville
5	\$232,500	3	2	1,200	20	1983	Cedarville, CA	None	Cedarville
6	\$99,750	3	2	2,176	0.45	1950	Cedarville, CA	OT-Original Town	Cedarville
7	\$75,000	1	1.75	730	0.8	1976	Cedarville, CA	None	Cedarville
8	\$295,000	4	2	1,768	62.81	2006	Cedarville, CA	XXX-Other	Cedarville
9	\$225,000	3	2.5	2,180	6	1990	Cedarville, CA	None	Cedarville
10	\$170,000	2	1.5	1,312	0.33	1980	Cedarville, CA	None	Cedarville
11	\$274,500	3	2	2,178	40	1910	Cedarville, CA	None	Cedarville
12	\$119,000	3	2	1,200	0.25	1985	Cedarville, CA	None	Cedarville
13	\$199,500	3	2.5	2,196	4.28	1976	Cedarville, CA	None	Cedarville
14	\$69,000	2	1	1,300	0.46	1929	Cedarville, CA	None	Cedarville
15	\$274,500	3	2	2,178	40	1910	Cedarville, CA	None	Cedarville
16	\$225,000	3	2.5	2,180	6	1990	Cedarville, CA	None	Cedarville
17	\$257,500	2	1.75	1,544	6	1988	Cedarville, CA	None	Cedarville
18	\$249,900	2	2	1,050	73.4	1977	Davis Creek, CA	None	Davis Creek
19	\$550,000	3	1.75	2,059	172	1968	Davis Creek, CA	XXX-Other	Davis Creek
20	\$140,000	2	2	1,475	11.66	1982	Davis Creek, CA	None	Davis Creek
21	\$330,000	3	2	2,283	20	2006	Davis Creek, CA	XXX-Other	Davis Creek
22	\$550,000	3	1.75	2,059	172	1968	Davis Creek, CA	XXX-Other	Davis Creek
23	\$259,000	3	2.75	2,171	1.16	1973	Eagleville, CA	None	Eagleville
24	\$120,000	2	1	838	3	1930	Eagleville, CA	None	Eagleville
25	\$199,000	5	4	3,485	1.5	1937	Fort Bidwell, CA	XXX-Other	Fort Bidwell
26	\$165,000	3	1	1,836	1	1975	Lake City, CA	XXX-Other	Lake C
27	\$165,000	3	1	1,836	1	1975	Lake City, CA	XXX-Other	Lake City
28	\$350,000	4	1.5	2,000	119	1947	Lake City, CA	XXX-Other	Lake City
29	\$167,500	5	1.5	1,668	6.43	1960	Lake City, CA	None	Lake City
30	\$114,000	3	1.5	1,368	0.12	1963	Likely, CA	None	Likely
31	\$1,950,000	2	1	1,500	3342	1924	Likely, CA	None	Likely

<b>Table AB-2. Modoc County Housing Marking Information (Multiple Listings)</b>									
<b>Houses for Sale</b>		<b>Bed</b>	<b>Bath</b>	<b>Size</b>	<b>Acres</b>	<b>Year Built</b>	<b>Location</b>	<b>Location</b>	<b>Location</b>
32	\$1,950,000	2	1	1,500	3342	1924	Likely, CA	None	Likely
33	\$125,000	3	2	1,512	1.2	2007	New Pine Creek, CA	Goose Lake Estates	New Pine Creek
34	\$60,000	2	1	768	1.3	1970	Tulelake, CA	None	Tulelake
	<b>\$11,012,650</b>	<b>Total</b>							
	<b>\$323,901.47</b>	<b>Average</b>							

<b>Table AB-3. Modoc County and Alturas (Combined) Housing Marking Information (Multiple Listings)</b>									
<b>Houses for Sale</b>		<b>Bed</b>	<b>Bath</b>	<b>Size</b>	<b>Acres</b>	<b>Year Built</b>	<b>Location</b>	<b>Location</b>	<b>Location</b>
1	\$133,500.00	3	2	1,700	0.16	1983	Alturas, CA	Broadmoor Park	Alturas
2	\$59,500.00	1	1	941	1.03	1929	Alturas, CA	None	Alturas
3	\$159,000.00	2	1	864	40	2007	Alturas, CA	None	Alturas
4	\$135,000.00	3	2	1,680	1.47	1983	Alturas, CA	MRE-Modoc Recreational Es	Alturas
5	\$110,000.00	2	1	988	0.15	1970	Alturas, CA	CCA-Council Crest Addition	Alturas
6	\$59,500.00	3	2	1,164	0.16	1978	Alturas, CA	MM-Modoc Manor	Alturas
7	\$44,900.00	2	1	1,164	2.07	1954	Alturas, CA	CPL3-California Pines Lak	Alturas
8	\$89,900.00	3	2	1,334	0.13	1967	Alturas, CA	O'Conner	Alturas
9	\$99,000.00	3	1	912	0.19	1954	Alturas, CA	CC-Council Crest	Alturas
10	\$126,950.00	3	2	1,436	0.96	1980	Alturas, CA	CPH3-California Pines Hill	Alturas
11	\$110,000.00	3	1	1,800	0.26	1914	Alturas, CA	None	Alturas
12	\$215,999.00	2	2	1,450	6.01	2005	Alturas, CA	CPS-Cedar Pass Summerland	Alturas
13	\$119,000.00	3	2	1,300	0.15	1930	Alturas, CA	CC-Council Crest	Alturas
14	\$89,900.00	3	2	1,626	0.17	1948	Alturas, CA	CORN-Cornish Addition	Alturas
15	\$99,000.00	3	2	1,176	0.14	1979	Alturas, CA	MM-Modoc Manor	Alturas
16	\$130,000.00	3	1	1,470	0.29	1947	Alturas, CA	SVA-Shasta View Addition	Alturas
17	\$149,500.00	2	2	1,664	10.39	1978	Alturas, CA	None	Alturas
18	\$78,500.00	3	1	1,118	0.27	1910	Alturas, CA	Eastern Addition	Alturas
19	\$149,900.00	3	2	1,248	0.15	1964	Alturas, CA	CCA-Council Crest Addition	Alturas

**Table AB-3. Modoc County and Alturas (Combined) Housing Marking Information (Multiple Listings)**

Houses for Sale		Bed	Bath	Size	Acres	Year Built	Location	Location	Location
20	\$120,000.00	3	1	1,536	1.31	1974	Alturas, CA	CPH3-California Pines Hill	Alturas
21	\$165,000.00	3	2	2,053	0.26	1947	Alturas, CA	CORN-Cornish Addition	Alturas
22	\$994,950.00	4	3	3,286	280.45	1976	Alturas, CA	None	Alturas
23	\$37,900.00	3	1	1,052	0.45	1948	Alturas, CA	None	Alturas
24	\$159,000.00	2	1	864	40	2007	Alturas, CA	None	Alturas
25	\$59,500.00	3	2	1,164	0.16	1978	Alturas, CA	MM-Modoc Manor	Alturas
26	\$135,000.00	3	2	1,680	1.47	1983	Alturas, CA	MRE-Modoc Recreational Es	Alturas
27	\$44,900.00	2	1	1,164	2.07	1954	Alturas, CA	CPL3-California Pines Lak	Alturas
28	\$89,900.00	3	2	1,626	0.17	1948	Alturas, CA	CORN-Cornish Addition	Alturas
29	\$110,000.00	3	1	1,800	0.26	1914	Alturas, CA	None	Alturas
30	\$99,000.00	3	2	1,176	0.14	1979	Alturas, CA	MM-Modoc Manor	Alturas
31	\$130,000.00	3	1	1,470	0.29	1947	Alturas, CA	SVA-Shasta View Addition	Alturas
32	\$89,900.00	3	2	1,334	0.13	1967	Alturas, CA	O'Conner	Alturas
33	\$59,500.00	1	1	941	1.03	1929	Alturas, CA	None	Alturas
34	\$86,000	3	1	1,552	0.26	1940	Bieber, CA	None	Bieber
35	\$209,000	2	2	1,261	1.5	1950	Cedarville, CA	None	Cedarville
36	\$257,500	2	1.75	1,544	6	1988	Cedarville, CA	None	Cedarville
37	\$499,500	3	2	1,680	52.85	1980	Cedarville, CA	None	Cedarville
38	\$232,500	3	2	1,200	20	1983	Cedarville, CA	None	Cedarville
39	\$99,750	3	2	2,176	0.45	1950	Cedarville, CA	OT-Original Town	Cedarville
40	\$75,000	1	1.75	730	0.8	1976	Cedarville, CA	None	Cedarville
41	\$295,000	4	2	1,768	62.81	2006	Cedarville, CA	XXX-Other	Cedarville
42	\$225,000	3	2.5	2,180	6	1990	Cedarville, CA	None	Cedarville
43	\$170,000	2	1.5	1,312	0.33	1980	Cedarville, CA	None	Cedarville

**Table AB-3. Modoc County and Alturas (Combined) Housing Marking Information (Multiple Listings)**

Houses for Sale		Bed	Bath	Size	Acres	Year Built	Location	Location	Location
44	\$274,500	3	2	2,178	40	1910	Cedarville, CA	None	Cedarville
45	\$119,000	3	2	1,200	0.25	1985	Cedarville, CA	None	Cedarville
46	\$199,500	3	2.5	2,196	4.28	1976	Cedarville, CA	None	Cedarville
47	\$69,000	2	1	1,300	0.46	1929	Cedarville, CA	None	Cedarville
48	\$274,500	3	2	2,178	40	1910	Cedarville, CA	None	Cedarville
49	\$225,000	3	2.5	2,180	6	1990	Cedarville, CA	None	Cedarville
50	\$257,500	2	1.75	1,544	6	1988	Cedarville, CA	None	Cedarville
51	\$249,900	2	2	1,050	73.4	1977	Davis Creek, CA	None	Davis Creek
52	\$550,000	3	1.75	2,059	172	1968	Davis Creek, CA	XXX-Other	Davis Creek
53	\$140,000	2	2	1,475	11.66	1982	Davis Creek, CA	None	Davis Creek
54	\$330,000	3	2	2,283	20	2006	Davis Creek, CA	XXX-Other	Davis Creek
55	\$550,000	3	1.75	2,059	172	1968	Davis Creek, CA	XXX-Other	Davis Creek
56	\$259,000	3	2.75	2,171	1.16	1973	Eagleville, CA	None	Eagleville
57	\$120,000	2	1	838	3	1930	Eagleville, CA	None	Eagleville
58	\$199,000	5	4	3,485	1.5	1937	Fort Bidwell, CA	XXX-Other	Fort Bidwell
59	\$165,000	3	1	1,836	1	1975	Lake City, CA	XXX-Other	Lake C
60	\$165,000	3	1	1,836	1	1975	Lake City, CA	XXX-Other	Lake City
61	\$350,000	4	1.5	2,000	119	1947	Lake City, CA	XXX-Other	Lake City
62	\$167,500	5	1.5	1,668	6.43	1960	Lake City, CA	None	Lake City
63	\$114,000	3	1.5	1,368	0.12	1963	Likely, CA	None	Likely
64	\$1,950,000	2	1	1,500	3342	1924	Likely, CA	None	Likely
65	\$1,950,000	2	1	1,500	3342	1924	Likely, CA	None	Likely

<b>Table AB-3. Modoc County and Alturas (Combined) Housing Marking Information (Multiple Listings)</b>									
<b>Houses for Sale</b>		<b>Bed</b>	<b>Bath</b>	<b>Size</b>	<b>Acres</b>	<b>Year Built</b>	<b>Location</b>	<b>Location</b>	<b>Location</b>
66	\$125,000	3	2	1,512	1.2	2007	New Pine Creek, CA	Goose Lake Estates	New Pine Creek
67	\$60,000	2	1	768	1.3	1970	Tulelake, CA	None	Tulelake
	<b>\$15,466,249.00</b>	<b>Total</b>							
	<b>\$230,839.54</b>	<b>Average</b>							

## **I. MODOC COUNTY AND CITY OF ALTURAS – HOUSING RENTAL MARKET SUMMARY**

*Prepared by Price Consulting Services on June 26, 2017*

### **BACKGROUND**

Price Consulting Services conducted a survey of rental housing in Alturas and in the Modoc County areas between March and May 2017. This consisted of phone calls to several realtors in the area and obtaining information from Stevenson Realty in Alturas, who is the largest property management company in Modoc County. The only other company that appeared to provide rental management services was Warner Mountain, in Cedarville, who did not respond to inquiries. However, Warner Mountain appeared to have a very limited inventory of rental units. Stevenson Realty went out of its way to provide important data to support the findings of this study.

### **HOUSING RENTAL MARKET SUMMARY**

The majority of residential rentals in Modoc County are located within Alturas. These consisted of a variety of single-family (both stick build and manufactured), duplex, apartments and a couple of mobile homes. The rental market in Modoc County, outside of Alturas was limited to single family homes with a few apartment units located in Cedarville. Refer to Attachment A for a complete listing of rental housing in the Modoc County/Alturas region. Based on the survey, over 80% of the housing rentals were potentially available to lower income families (those making less than \$37,700 annually).

**Alturas** – As noted in Table AB-1, the majority of available rental housing consists of single family with some limited apartments and a couple of mobile homes. Considering the State Income Limits for Modoc County, over 60% of available rental housing units in the survey were determined to be Affordable to extremely low-income families; those making less than \$16,020 annually for an average household size of two. All units located within Alturas were affordable to less than moderate income families.

**Modoc County** – Due to limited available water and sewer infrastructure within this rural County, there were only 6 apartment units identified in Modoc County (outside of Alturas), located in Cedarville. Only two single family houses were identified for available rent outside of Alturas.

No mobile homes were found available for rent outside of Alturas. The apartments were affordable to Low Income families.

<b>Table AB-4. Cit of Alturas</b>			
<b>Rental Housing Characteristic</b>	<b>Number of Units</b>	<b>Average Monthly Rent</b>	<b>Qualifying Income (33% of Income)</b>
Mobile Homes	2	\$287	\$10,332
Multiple-Family Apartments (including duplexes)	6	\$342	\$12,312
Single-Family Homes	3	\$603	\$21,708
<b>Total</b>	<b>39</b>	<b>N/A</b>	<b>N/A</b>
<i>Assumption(s): Qualifying Income consists of 33% of annual household income to pay rent.</i>			

<b>Table AB-5. Modoc County (excluding Alturas)</b>			
<b>Rental Housing Characteristic</b>	<b>Number of Units</b>	<b>Average Monthly Rent</b>	<b>Qualifying Income (33% of Income)</b>
Mobile Homes	None	N/A	N/A
Multiple-Family Apartments (including duplexes)	6 (Cedarville only)	\$508	\$18,288
Single-Family Homes	2	\$1,12	\$40,032
<b>Total</b>	<b>8</b>	<b>N/A</b>	<b>N/A</b>
<i>Assumption(s): Qualifying Income consists of 33% of annual household income to pay rent.</i>			

<b>Table AB-6. Modoc County (including Alturas)</b>			
<b>Rental Housing Characteristic</b>	<b>Number of Units</b>	<b>Average Monthly Rent</b>	<b>Qualifying Income (33% of Income)</b>
Mobile Homes	2	N/A	N/A
Multiple-Family Apartments (including duplexes)	12	\$307	\$14,292
Single-Family Homes	33	\$634	\$22,824
<b>Total</b>	<b>47</b>	<b>N/A</b>	<b>N/A</b>
<i>Assumption(s): Qualifying Income consists of 33% of annual household income to pay rent.</i>			

## J. MODOC COUNTY AND CITY OF ALTURAS –RENTAL MARKET SUMMARY

<b>Table AB-7. Rental Units in Modoc County, 2017</b>						
	<b>Dwelling Unit Type</b>	<b>Address</b>	<b>Location</b>	<b>Monthly Rent</b>	<b>Bedroom - Bath</b>	<b>Income Category*</b>
<b>Mobile Home</b>						
1	Mobile Home	605 S Main Alturas**	Alturas	\$375.00	1-1	Extremely Low-
2	Mobile Home	601 S Main Alturas**	Alturas	\$200.00	2-1	Extremely Low-
	<b>Total</b>			<b>\$575.00</b>		
	<b>Average</b>			<b>\$287.50</b>		<b>Extremely Low-</b>
<b>Apartment</b>						
1		Near Library*	Alturas	\$250.00	1-1	Extremely Low-
2		Near Library*	Alturas	\$300.00	2-1	Extremely Low-
3		Near Library*	Alturas	\$250.00	1-1	Extremely Low-
4		Near Library*	Alturas	\$400.00	2-1	Extremely Low-
5	Bonner #1	155 E Townsend Cedarville**	County	\$300.00	1-1	Extremely Low-
6	Bonner #2	155 E Townsend Cedarville**	County	\$650.00	2-2	Very Low-
7	Bonner #3	155 E Townsend Cedarville**	County	\$500.00	3-1	Very Low-
8	Bonner #4	155 E Townsend Cedarville**	County	\$525.00	2-1	Very Low-
	<b>Total</b>			<b>\$1,975.00</b>		
	<b>Average</b>			<b>\$493.75</b>		
<b>Duplex</b>						
1	Water	108 Water St Alturas**	Alturas	\$500.00	2-1	Very Low-
2	Water	110 Water St Alturas**	Alturas	\$650.00	2-1	Very Low
3	Chase	520 Bonner St Cedarville**	County	\$525.00	2-1	Very Low-
4	Chase	540 Bonner St Cedarville**	County	\$550.00	2-1	Very Low-
	<b>Total</b>			<b>\$2,225.00</b>		
	<b>Average</b>			<b>\$556.25</b>		

**Table AB-7. Rental Units in Modoc County, 2017**

	<b>Dwelling Unit Type</b>	<b>Address</b>	<b>Location</b>	<b>Monthly Rent</b>	<b>Bedroom - Bath</b>	<b>Income Category*</b>
<b>Single-Family (includes MFG)</b>						
1		202 N. Caldwell St, Alturas*	Alturas	\$500.00	2-1	Very Low-
2		Surprise Valley*	County	\$1,600.00	2-2	Above Moderate-
3		310 East McDowell St, Alturas*	Alturas	\$500.00	1-1	Very Low-
4		310 East McDowell St, Alturas*	Alturas	\$600.00	2-1	Very Low-
5		325 W B St. Alturas**	Alturas	\$300.00	1-1	Extremely Low-
6		103 Henderson St Alturas**	Alturas	\$625.00	2-1	Very Low-
7		1204 W 8th St Alturas**	Alturas	\$625.00	2-1	Very Low-
8		107 W McDowell Alturas	Alturas	\$525.00	2-1	Very Low-
9		104 W McDowell Alturas**	Alturas	\$700.00	2-1	Low-
10		16 Orteta Alturas	Alturas	\$625.00	2-1	Very Low-
11		509 S Main St. Alturas**	Alturas	\$475.00	2-1	Very Low-
12		517 S Main St Alturas**	Alturas	\$475.00	2-1	Very Low-
13		19 Hickcock Alturas	Alturas	\$500.00	2-1	Very Low-
14		208 E 14th Alturas**	Alturas	\$525.00	2-1	Very Low-
15		227 W 2nd St Alturas**	Alturas	\$625.00	2-1	Very Low-
16		303 Washington Cedarville**	County	\$625.00	2-1	Very Low-
17		306 Riverside Alturas**	Alturas	\$575.00	2-1	Very Low-
18	MFG	314 Co Rd 246 (Chucker) Alturas**	Alturas	\$625.00	2-1	Very Low-
19		321 Co Rd 249 (Cougar) Alturas	Alturas	\$525.00	2-1	Very Low-

**Table AB-7. Rental Units in Modoc County, 2017**

	<b>Dwelling Unit Type</b>	<b>Address</b>	<b>Location</b>	<b>Monthly Rent</b>	<b>Bedroom - Bath</b>	<b>Income Category*</b>
20		501 W 4th St Alturas**	Alturas	\$500.00	2-1	Very Low-
21		512 Short St Alturas**	Alturas	\$250.00	2-1	Extremely Low-
22		640 B Bobcat Alturas**	Alturas	\$900.00	2-1	Low-
23	MFG	2654 Pheasant Alturas**	Alturas	\$625.00	3-2	Very Low-
24		270 S Hunter Alturas**	Alturas	\$775.00	3-2	Low-
25	MFG	34800 Hwy 299 Alturas**	Alturas	\$800.00	3-2	Low-
26		400 E 6th St Alturas**	Alturas	\$850.00	3-2	Low
27	MFG	409 Archer Alturas**	Alturas	\$566.00	3-2	Very Low-
28		526 N Palo Alto Alturas**	Alturas	\$625.00	3-2	Very Low-
29	MFG	609 N/E C St. Alturas**	Alturas	\$700.00	3-2	Low-
30		653 Co Rd 261 Alturas**	Alturas	\$675.00	3-2	Very Low-
31		812 Park St Alturas**	Alturas	\$650.00	3-1	Very Low-
32		905 S W 3rd St Alturas**	Alturas	\$650.00	3-1	Very Low-
33		913 E B St Alturas**	Alturas	\$800.00	3-1	Low-
	<b>Total</b>			<b>\$20,916.00</b>		
	<b>Average</b>			<b>\$633.82</b>		<b>Very Low-</b>

\* *The Modoc County Record Newspaper, Rentals Offered*

\*\* *United Country Stevenson Realty Rentals*

Income Criteria:

<sup>1</sup> 10 (20.1%) units Affordable to Extremely Low-Income Families (Average Household Size 2)

<sup>2</sup> Modoc County State Income Limits 2016

<sup>3</sup> 30 (62.5%) units Affordable to Very Low-Income Families (same as above-criteria)

<sup>4</sup> 7 (14.6%) units Affordable to Low-Income Families (same as above-criteria)

<sup>5</sup> 1 (2.1%) unit Affordable to Above Moderate-Income Families

## **APPENDIX C: MODOC COUNTY – EMERGENCY SHELTERS LAND AND CAPACITY ANALYSIS**

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Emergency shelters consist of housing for homeless persons that is limited to occupancy of 6 months or less. In accordance with SB 2 and Modoc County’s 2019-2024 Housing Element needs to demonstrate that it can provide sufficient areas to accommodate for emergency housing. As part of this process, the Zoning Code was amended to incorporate new provisions to allow emergency housing within properties Zoned Urban Agricultural and Unclassified where this use can be located near community services (see Figure AC-1). These available properties are referenced in Table AC-1.

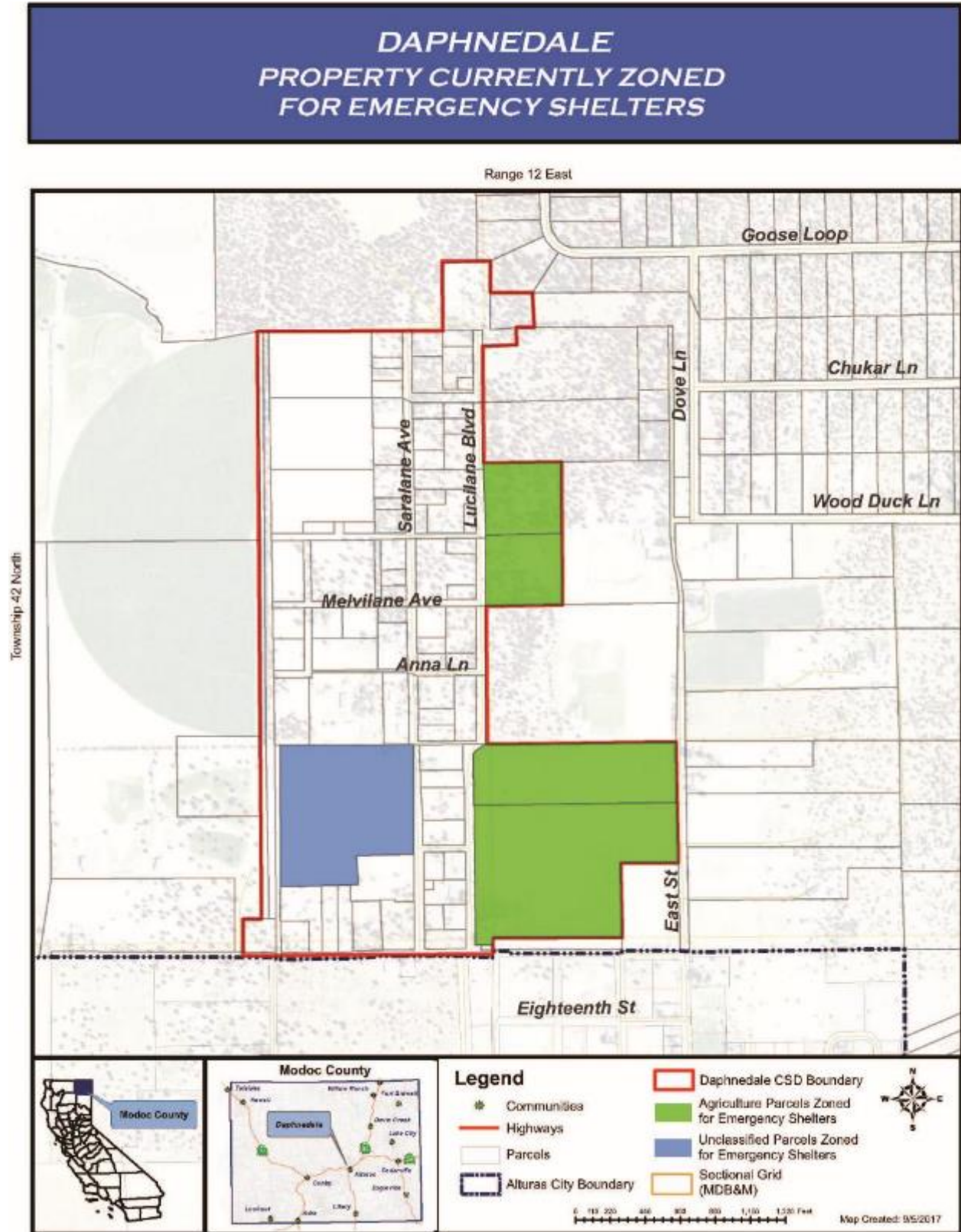
The two areas within the unincorporated portions of Modoc County that are close to urban services, such as medical services, public transportation and jobs, where emergency shelters would be appropriately located, are in Daphnedale (next to Alturas) and Cedarville. Refer to Figures AC-1 and AC-2 for map reference to these areas.

Many other communities within Modoc County could eventually be expanded to provide medical services and public transportation that might be appropriate for emergency shelters. These areas are identified in Figure AD-3.

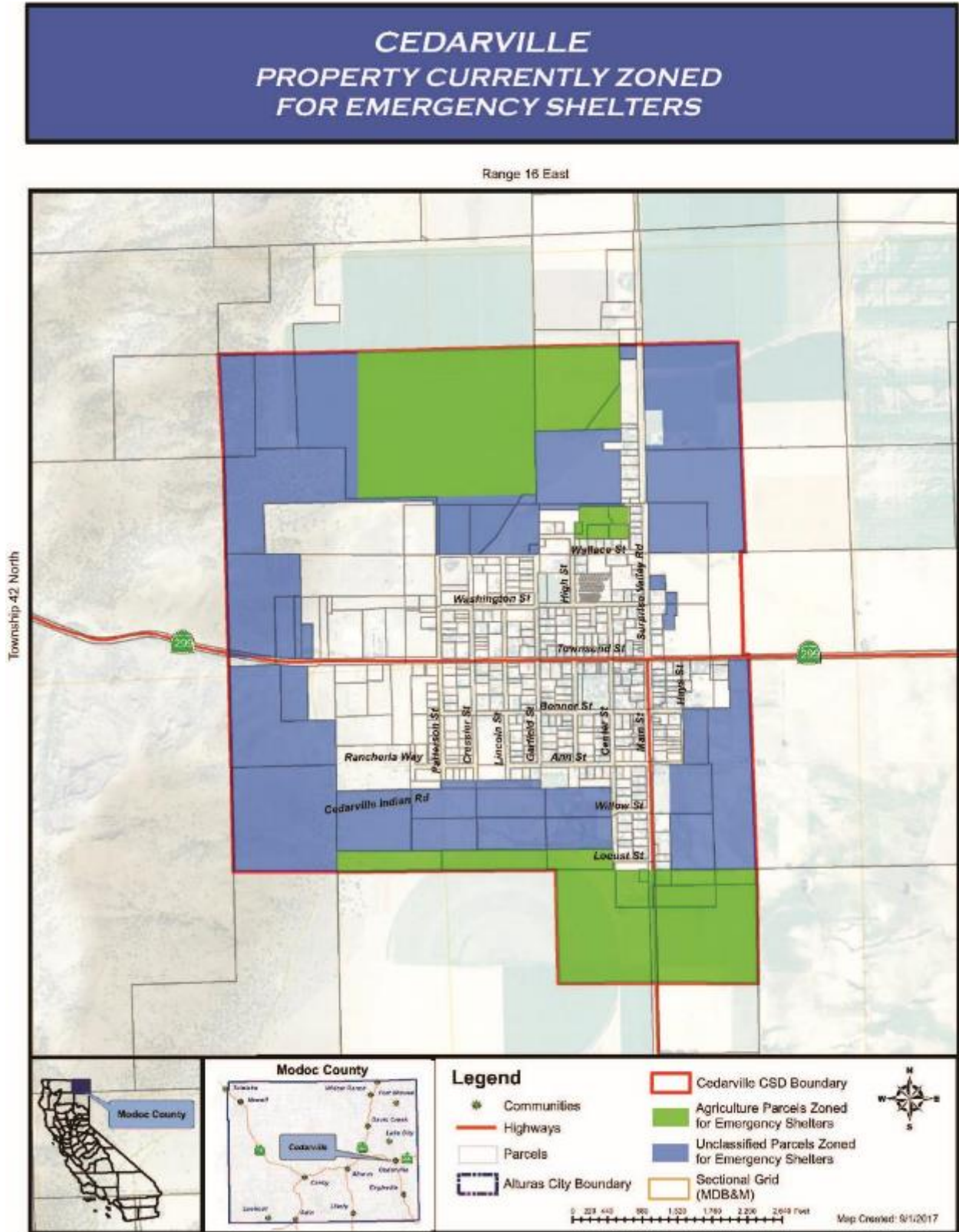
**Table AC-1. List of Parcels Zoned U and AG – Emergency Shelters Allowed By Right**

Cedarville GA Emergency Parcels	Cedarville U Emergency Parcels	Daphnedale GA Emergency Parcels
APN	APN	APN
02703037	02701005	02203001
02703038	02701006	02203051
02703039	02702003	02206001
02703040	02702004	02207002
02703041	02702005	02208001
02729002	02703011	02208102
02730002	02704001	
02731002	02708005	
02733005	02708007	
02733006	02712014	
02733007	02722001	
02733008	02724002	
02733009	02724003	
03326014	02725001	
03326015	02725002	
03329021	02726001	
03330022	02727001	
03330023	02728001	
027330RW	02729001	
027330RW	02730001	
	02731001	
	02732002	
	03326008	
	03326012	
	03327003	
	03327007	
	03327016	
	03327017	
	03328010	
	03328011	
	03329017	
	03329018	
	03329019	
	03329021	
	03329022	
	03330009	
	03330016	
	03330026	
	03330030	
	033270RW	

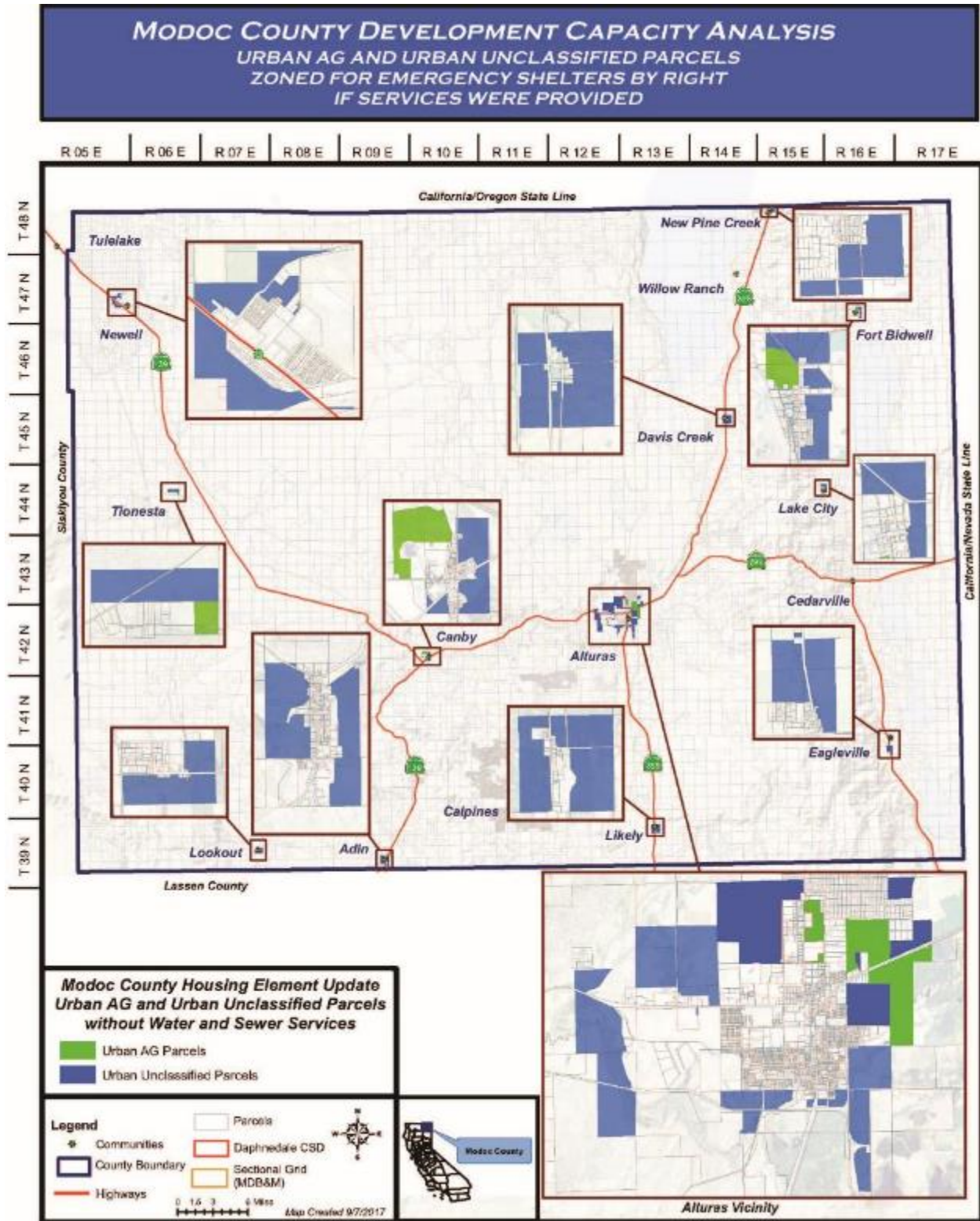
**Figure AC-1. Parcels Zoned U and AG in Daphnedale –  
Emergency Shelters Allowed by Right**



**Figure AC-2. Parcels Zoned U and AG in Cedarville –  
Emergency Shelters Allowed by Right**



**Figure AC-3. Parcels Zoned U and AG in Modoc County that Could Allow –  
Emergency Shelters by Right if Services were Provided**



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## **APPENDIX D: HOUSING CAPACITY ANALYSIS – BACKGROUND INFORMATION**

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Overall residential development capacity for Modoc County is between 2,649 (realistic development capacity) and 8,049 (maximum development capacity) housing units at theoretical build out (see Table AD-1). These estimates exclude accessory dwelling units which could theoretically double these numbers. Potential residential capacity is development at the maximum allowed density based on the General Plan and Zoning criteria and considering development characteristics of each lot and limitations to development within the particular community or area. Realistic capacity is 80% of the potential development capacity of each lot analyzed.

Table AD-2 consists of a list of all vacant residentially zoned parcels in unincorporated areas of Modoc County (excluding Alturas). Various maps have been included in this appendix that shows the range of vacant residentially developable parcels within Modoc County. These maps coincide with Table AD-2.

The reference tables incorporate the following methodology/assumptions based on zoning and general plan criteria, but also evaluate lot by lot characteristics to determine actual realistic development capacity:

### **URBAN HIGH DENSITY GENERAL PLAN LAND USE DESIGNATION**

#### **RH Zone (Residential Urban High Density)**

- **Category 1:** Vacant lots with access to public water and sewer.

Community: Newell

Criteria: Allows for up to 13 dwelling units per acre with public water and sewer.

Potential Capacity: 13 dwelling units per acre

Realistic Capacity: 10.4 dwelling units per acre

Analysis: While there can be advantages to constructing affordable housing projects at densities above 13 dwelling units per acre (the State's Default Density for Modoc County), in order to economize on land costs (e.g., higher densities translate into the need to purchase less land per housing unit), housing developers have successfully constructed affordable housing primarily in Alturas, but also in some limited areas of the County, such as the unincorporated community of Newell. Affordable projects in the County are developed at densities ranging from approximately 4 to 11 units per acre. Many of these consist of manufactured houses on smaller lots of less than 15,000 square feet and small houses on small lots (See Photo 1). Based on this experience, and evaluating smaller lots located within the Residential High Density areas of Modoc County, a realistic Capacity of 10.4 dwelling units per acre has been projected in the Newell area. Although housing in Newell is characteristic of small houses built on small lots ranging in size between 4,000 and 7,000 square feet, the fact that this community has public and water and sewer, there

is great potential to increase densities that exceed 13 units per acre. For lots less than 6,000 square feet residential zoning allows development of 1 unit. It is noted that AB 1397 (Government Code §65583.2(c)(2)(A)), indicates that lots/sites smaller than ½ acre cannot be counted towards lower-income housing units provisions for counting towards the 6<sup>th</sup> Cycle RHNA.

Conclusions: Newell has a realistic development capacity to produce **94 high density dwelling units**. However, due to changes in State law as to what lower-income units could qualify for the 6<sup>th</sup> Cycle RHNA, only one lot in Newell, which exceeds ½ acre can qualify for a realistic capacity of 2 extremely low, 1 very low and 2 low income units (5 total units).

**Photo AD-1. Small house on 5,000 square foot lot in Newell, CA**



- **Category 2:** Vacant lots with access to public water or sewer

Communities: Adin, Daphnedale, and Cedarville

Potential Capacity: 6 dwelling units per acre with public water or sewer

Realistic Capacity: 4.8 dwelling units per acre

Analysis: Housing developers have successfully constructed affordable housing primarily in Alturas, but also in some limited areas of the County, such as the unincorporated community of Cedarville (see Photo 2). Affordable projects in the County are developed at densities ranging from approximately 4 to 11 units per acre. Many of these consist of

manufactured houses on smaller lots of less than 15,000 square feet, but as shown below, a small apartment project can be developed on a site in the County that has limited public water availability (at about 6 units per acre). Based on this experience, and evaluating smaller lots located within the Residential High Density areas of Modoc County, a realistic Capacity of 4.8 dwelling units per acre has been projected in the Adin, Daphnedale and Cedarville areas. For lots smaller than 10,000 square feet in size, residential zoning would allow for 1 dwelling unit.

Conclusions: Adin, Daphnedale, and Cedarville have a combined realistic capacity to produce **245 medium density dwelling units**. These units could comply with the RHNA of 3 low or 3 moderate income units.

**Photo AD-2. Small In-Fill Apartment in Cedarville, California**



- **Category 3:** Vacant lots with potential access to public water and sewer. However, due to development limitations and private restrictions, cannot develop at medium to high density residential levels.

Communities: Calpines

Criteria: Could potentially allow for up to 13 dwelling units per acre with public water and sewer (per general plan land use designation).

Potential Capacity: 1 (one) dwelling units per acre

Realistic Capacity: 1 dwelling units per acre

Analysis: Housing developers have successfully constructed affordable housing primarily in Alturas, but also in some limited areas of the County. Affordable projects in the County are developed at densities ranging from approximately 4 to 11 units per acre. In Calpines, where some lots could be served by both public water and sewer, a density of up to 13 units per acre could be achieved. However, with all the private restrictions placed on this planned community, it is doubtful that affordable housing would ever be produced in this community (see Photo 3). Based on staff experience, the potential and realistic capacity for

Calpines is 1 unit per acre with lots smaller than 1 acre assumed to be built out at 1 unit.

Conclusions: Calpines has a realistic development capacity to produce **1,768 low density dwelling units**. These units could comply with the RHNA of 5 above moderate income units.

**Photo AD-3. Home in Calpines in Modoc County**



- **Category 4:** Vacant lots located within communities that have no services, such as public water and sewer.

Communities: Canby, Davis Creek, Eagleville, Fort Bidwell, Lake City, Lookout, and New Pine Creek

Criteria: Allows for up to 1.5 units per acre, but allows for infill of one dwelling unit per vacant lot regardless of whether or not it complies with minimum zoning lot size.

Potential and Realistic Capacity: 1.5 dwelling units per acre or at least one dwelling unit per vacant lot.

Analysis: Housing developers have successfully constructed affordable housing primarily in Alturas, but also in some limited areas of the County. Affordable projects in the County are developed at densities ranging from approximately 4 to 11 units per acre. In these areas where there is limited public infrastructure the ability to develop densities at an affordable level is challenging. However, there are examples of affordable housing in these communities, such as some mobile homes and manufactured housing on smaller lots of 15,000 square feet at a density of 3 units per acre (see Photo 4). However, it is staff's experience that some of these lots could be built on an in-fill basis or with subdivisions

with lower income units, such as manufactured. Therefore, the potential realistic capacity for this area is 1.5 units per acre with lots smaller than 1 acre assumed to be built out at 1 unit.

Conclusions: Canby, Davis Creek, Eagleville, Fort Bidwell, Lake City, Lookout, and New Pine Creek have the combined capacity to produce **84 low density dwelling units**. These units could comply with the Regional Housing Needs Allocation of 5 above moderate income units.

**Photo AD-4. Manufactured Housing in Modoc County**



## **RURAL RESIDENTIAL DENSITY GENERAL PLAN LAND USE DESIGNATION**

### **RL Zone (Residential Urban Low Density)**

- Criteria: Allows for very limited rural to low density development

Potential and Realistic Capacity: One (1) dwelling unit per vacant lot.

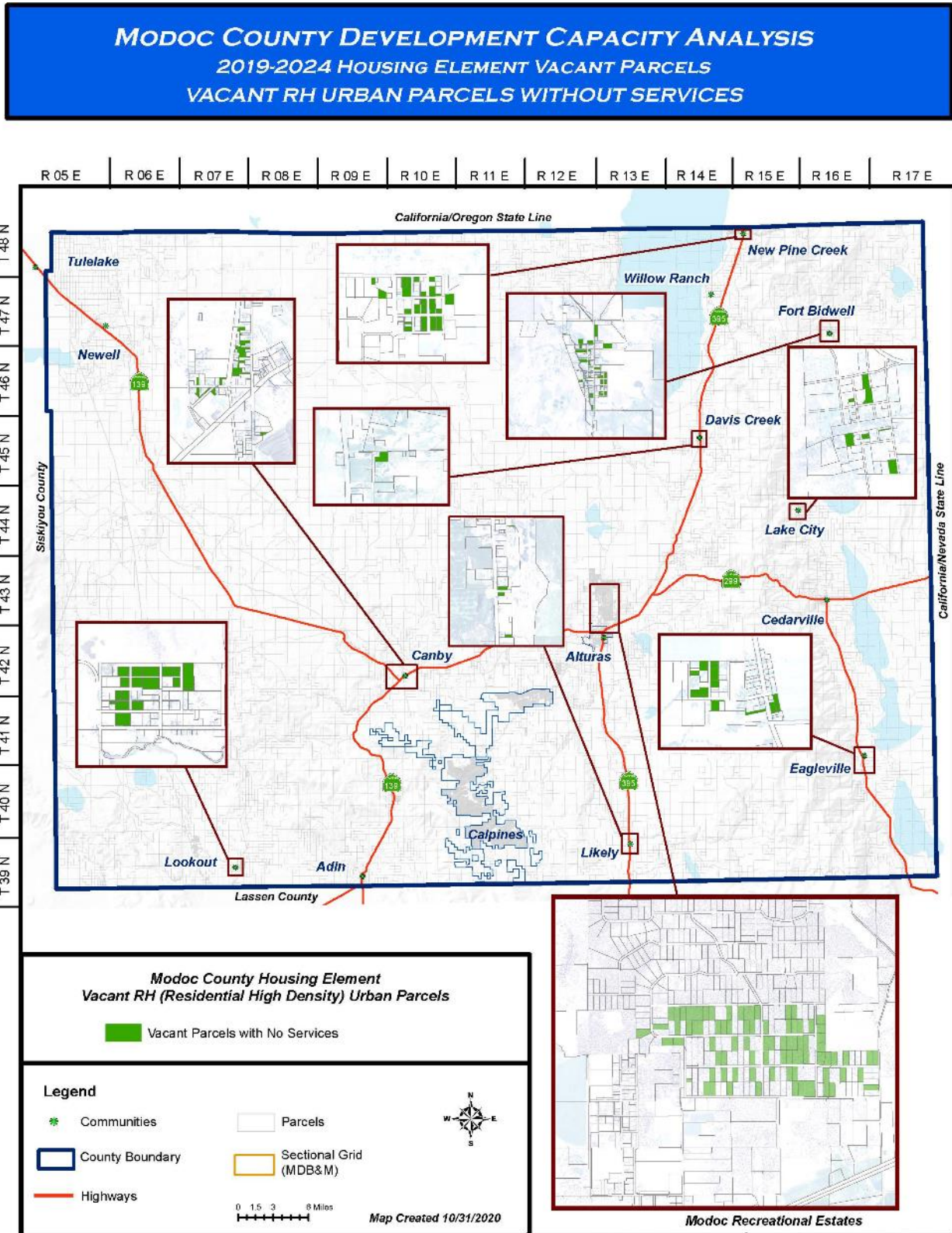
Analysis: Housing in this category consists mainly of very low density style housing that is not usually affordable to low income households (See Photo 5) Based on staff experience, the potential and realistic capacity for Calpines is 1 unit per acre with lots smaller than 1 acre assumed to be built out at 1 unit.

Conclusions: This 2,858-acre portion of Modoc County has 263 lots, so these areas within the County have the capacity to produce **263 low density dwelling units**. These units could comply with the Regional Housing Needs Allocation of 5 above moderate income units.

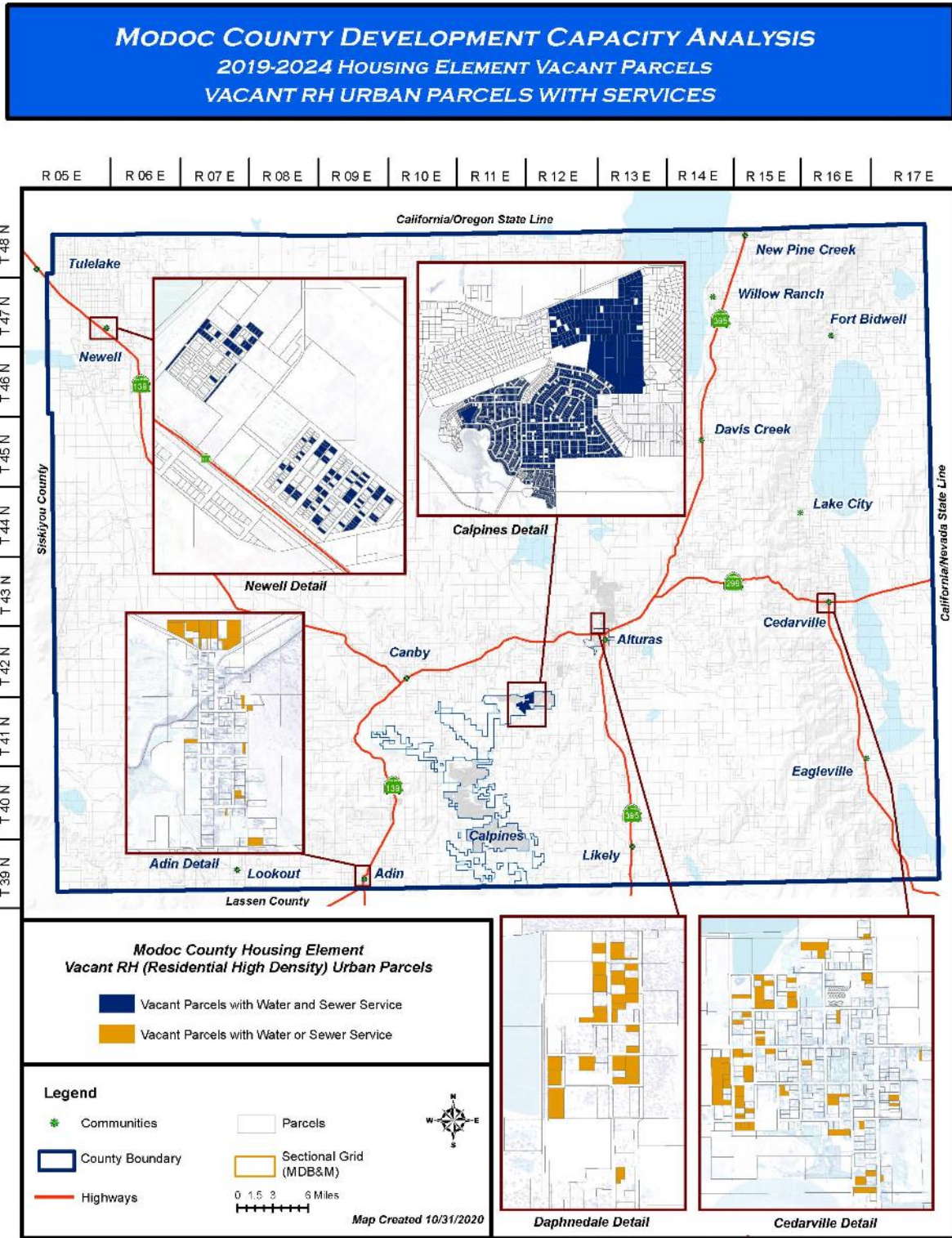
**Photo AD-5. Rural Residential House in Modoc County**



**Figure AD-1. Map of Vacant Urban High Density Residential (HDR) Parcels – No Urban Services**

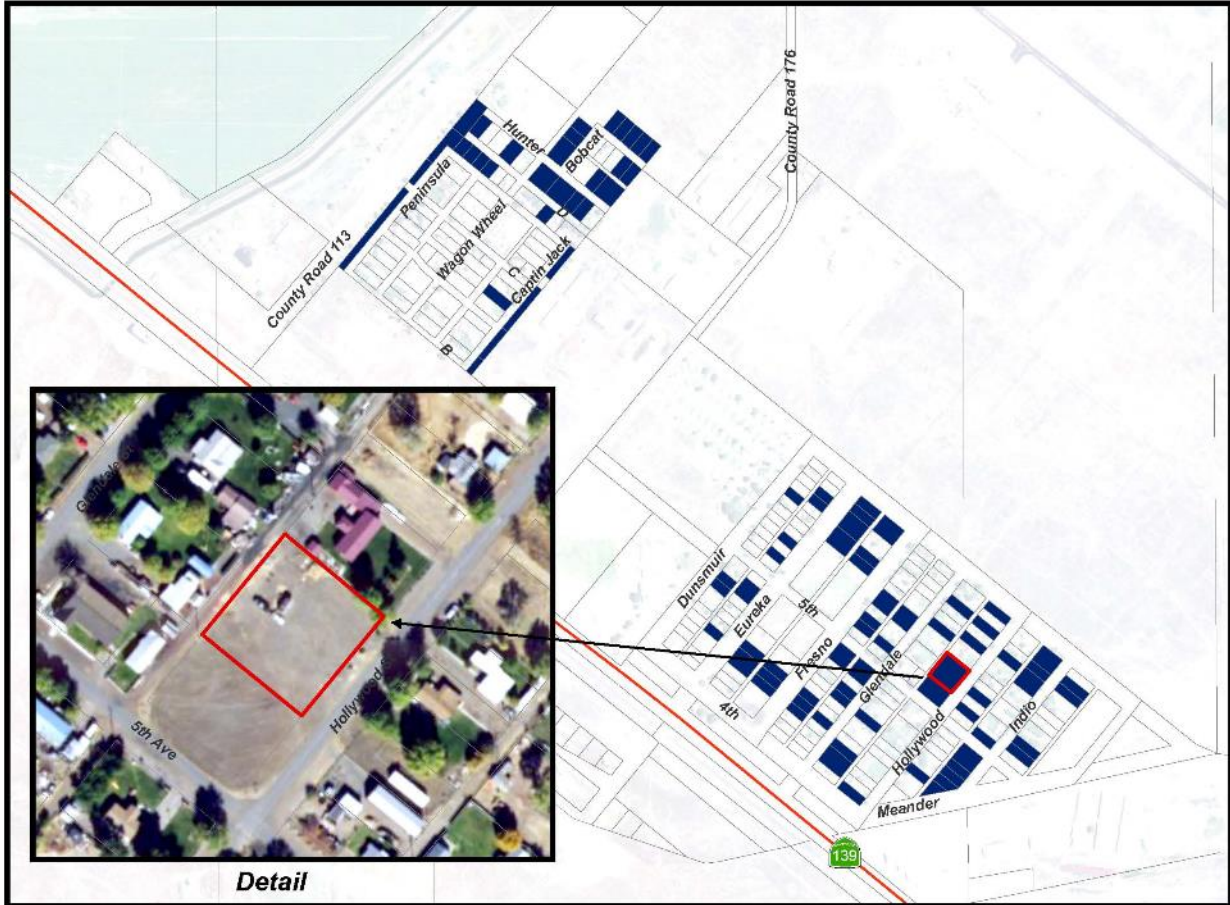


**Figure AD-2. Map of Vacant Urban High Density Residential (HDR) Parcels – With Either Public Water or Public Sewer Services**



**Figure AD-3. Map of Vacant Urban High Density Residential (HDR) Parcels – With Public Water and Sewer Services**

**MODOC COUNTY DEVELOPMENT CAPACITY ANALYSIS**  
 2019-2024 HOUSING ELEMENT VACANT PARCELS  
 NEWELL VACANT RH URBAN PARCELS WITH SERVICES



**Modoc County Housing Element**  
**Vacant RH (Residential High Density) Urban Parcels**

- Vacant Parcels with Water and Sewer Service
- Parcel 005-304-50 that exceeds 0.50 Acres in size

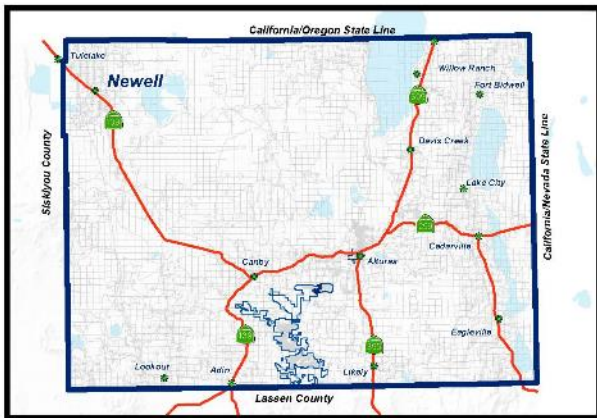
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**Legend**

- Communities
- Parcels
- County Boundary
- Sectional Grid (MDB&M)
- Highways

0 330 660 1,320 Feet

Map Created 10/31/2020



**Table AD-1. List of Vacant Residentially Developable Vacant Parcels**

Modoc County Residential Capacity Analysis										
High Density Parcels										
	APN	Acres	Area	Zone	Gen Plan	Services	Realistic Capacity	Build Out Assumptions	Potential Capacity	Maximum Density
	<i>Category 1</i>									
	<i>Urban with</i>									
	<i>Full Services</i>									
	<b>Newell</b>									
1	00530336	0.17	7,515.50	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
2	00530127	0.27	11,792.06	HDR	Urban	Water/Sewer	2	80% of 13 units per acre	3	13 units per acre
3	00529306	0.16	7,052.63	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
4	00530214	0.13	5,597.74	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
5	00530420	0.19	8,145.57	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
6	00529117	0.12	5,396.63	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
7	00540404	0.14	6,024.30	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
8	00540508	0.17	7,229.49	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
9	00540507	0.16	7,186.83	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
10	00539001	0.45	19,494.01	HDR	Urban	Water/Sewer	4	80% of 13 units per acre	5	13 units per acre
11	00540506	0.32	14,144.15	HDR	Urban	Water/Sewer	3	80% of 13 units per acre	4	13 units per acre
12	00540610	0.33	14,556.66	HDR	Urban	Water/Sewer	3	80% of 13 units per acre	4	13 units per acre
13	00530308	0.18	7,672.30	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
14	00530131	0.13	5,716.27	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
15	00531113	0.16	6,846.89	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
16	00531105	0.16	6,773.53	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
17	00531114	0.15	6,577.55	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
18	00540209	0.22	9,576.25	HDR	Urban	Water/Sewer	2	80% of 13 units per acre	2	13 units per acre
19	00540103	0.13	5,755.96	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
20	00540304	0.30	13,275.22	HDR	Urban	Water/Sewer	2	80% of 13 units per acre	3	13 units per acre
21	00530104	0.13	5,522.48	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
22	00531232	0.15	6,544.41	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
23	00530133	0.13	5,743.24	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
24	00531204	0.16	6,839.59	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
25	00531410	0.19	8,109.83	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
26	00530142	0.13	5,804.32	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
27	00530141	0.13	5,822.67	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
28	00530134	0.13	5,758.35	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
29	00530313	0.18	7,878.57	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
30	00531111	0.12	5,388.43	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
31	00531112	0.14	5,992.18	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
32	00530326	0.36	15,625.10	HDR	Urban	Water/Sewer	3	80% of 13 units per acre	4	13 units per acre
33	00531121	0.31	13,596.98	HDR	Urban	Water/Sewer	3	80% of 13 units per acre	4	13 units per acre
34	00531432	0.19	8,112.60	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
35	00531403	0.19	8,100.19	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
36	00531213	0.16	6,931.67	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
37	00531237	0.31	13,667.86	HDR	Urban	Water/Sewer	3	80% of 13 units per acre	4	13 units per acre
38	00529317	0.17	7,191.29	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
39	00531238	0.15	6,659.10	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
40	00529318	0.17	7,228.05	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
41	00530130	0.27	11,688.67	HDR	Urban	Water/Sewer	2	80% of 13 units per acre	3	13 units per acre
42	00530450	0.54	23,386.23	HDR	Urban	Water/Sewer	5	80% of 13 units per acre	6	13 units per acre
43	00531243	0.16	6,978.13	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
44	00529326	0.32	13,774.33	HDR	Urban	Water/Sewer	3	80% of 13 units per acre	4	13 units per acre
45	00531231	0.30	13,117.34	HDR	Urban	Water/Sewer	3	80% of 13 units per acre	3	13 units per acre
46	00530202	0.13	5,651.34	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
47	00530446	0.18	7,730.68	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
48	00530442	0.18	7,983.97	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
49	00531429	0.19	8,109.29	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
50	00530449	0.36	15,553.78	HDR	Urban	Water/Sewer	3	80% of 13 units per acre	4	13 units per acre
51	00529316	0.16	6,776.22	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
52	00529221	0.12	5,289.06	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
53	00529208	0.12	5,270.54	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
54	00529222	0.12	5,175.36	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
55	00540708	0.17	7,232.73	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
56	00529419	0.16	7,042.54	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
57	00529214	0.11	5,002.16	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
58	00529420	0.16	7,066.21	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
59	00529216	0.12	5,412.54	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
60	00540705	0.17	7,232.80	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
61	00540703	0.17	7,232.34	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre

55	00540708	0.17	7,232.73	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
56	00529419	0.16	7,042.54	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
57	00529214	0.11	5,002.16	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
58	00529420	0.16	7,066.21	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
59	00529216	0.12	5,412.54	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
60	00540705	0.17	7,232.80	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
61	00540703	0.17	7,232.34	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
62	00540303	0.15	6,393.85	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
63	00540204	0.18	7,862.60	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
64	00540702	0.17	7,232.34	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
65	00540001	0.35	15,336.30	HDR	Urban	Water/Sewer	3	80% of 13 units per acre	4	13 units per acre
66	00539006	0.08	3,523.80	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
67	00539008	0.16	7,127.58	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
68	00529428	0.32	14,025.13	HDR	Urban	Water/Sewer	3	80% of 13 units per acre	4	13 units per acre
69	00530203	0.13	5,776.15	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
70	00530231	0.26	11,343.85	HDR	Urban	Water/Sewer	2	80% of 13 units per acre	3	13 units per acre
71	00530443	0.18	7,649.63	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
72	00530410	0.19	8,156.52	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
73	00530230	0.26	11,383.23	HDR	Urban	Water/Sewer	2	80% of 13 units per acre	3	13 units per acre
74	00529109	0.12	5,310.79	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
75	00529130	0.24	10,554.04	HDR	Urban	Water/Sewer	2	80% of 13 units per acre	3	13 units per acre
76	00529110	0.12	5,442.02	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
77	00529425	0.33	14,213.98	HDR	Urban	Water/Sewer	3	80% of 13 units per acre	4	13 units per acre
78	00529426	0.33	14,249.89	HDR	Urban	Water/Sewer	3	80% of 13 units per acre	4	13 units per acre
79	00529411	0.16	6,932.96	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
80	00529412	0.17	7,197.72	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
81	00539009	0.23	10,119.90	HDR	Urban	Water/Sewer	2	80% of 13 units per acre	3	13 units per acre
82	00539507	0.22	9,568.48	HDR	Urban	Water/Sewer	2	80% of 13 units per acre	2	13 units per acre
83	00539005	0.17	7,394.41	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
84	00540609	0.17	7,349.33	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
85	00540504	0.33	14,324.02	HDR	Urban	Water/Sewer	3	80% of 13 units per acre	4	13 units per acre
86	00540607	0.17	7,232.08	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
87	00540108	0.12	5,278.74	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
88	00539002	0.13	5,699.40	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
89	00540606	0.17	7,230.67	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
90	00540107	0.12	5,373.61	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
91	00540105	0.12	5,398.89	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
92	00540707	0.17	7,232.53	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	2	13 units per acre
93	00539003	0.27	11,575.79	HDR	Urban	Water/Sewer	2	80% of 13 units per acre	3	13 units per acre
94	00540305	0.15	6,391.62	HDR	Urban	Water/Sewer	1	80% of 13 units per acre	1	13 units per acre
	<b>Total:</b>	<b>18.25</b>					<b>137</b>		<b>197</b>	

<i>Category 2</i>										
<i>Urban Water Serv</i>										
<i>or Sewer Serv</i>										
<b>Adin</b>										
1	01826022	0.81	35,206.95	HDR	Urban	Sewer	3	1 unit per 1.5 acres	4	1 unit per 1.5 acres
2	01833213	0.04	1,705.40	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
3	01833212	0.04	1,849.66	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
4	01832512	0.11	4,946.62	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
5	01832521	0.06	2,796.29	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
6	01832516	0.27	11,866.36	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
7	01831303	0.11	4,691.14	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
8	01831302	0.11	4,577.40	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
9	01831001	0.37	16,164.34	HDR	Urban	Sewer	1	1 unit per 1.5 acres	2	1 unit per 1.5 acres
10	01830105	0.02	656.46	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
11	01829003	0.23	9,981.30	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
12	01829504	0.08	3,671.11	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
13	01829503	0.15	6,496.21	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
14	01829502	0.08	3,679.33	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
15	01828025	0.36	15,717.88	HDR	Urban	Sewer	1	1 unit per 1.5 acres	2	1 unit per 1.5 acres
16	01828010	0.82	35,647.13	HDR	Urban	Sewer	3	1 unit per 1.5 acres	4	1 unit per 1.5 acres
17	01828017	0.15	6,571.57	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
18	01828033	0.12	5,104.03	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
19	01828015	0.09	3,913.70	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
20	01828032	0.11	4,822.76	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
21	01828031	0.00	186.96	HDR	Urban	Sewer	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
22	01828028	1.46	63,598.30	HDR	Urban	Sewer	7	1 unit per 1.5 acres	8	1 unit per 1.5 acres
23	01828001	1.29	56,246.96	HDR	Urban	Sewer	6	1 unit per 1.5 acres	7	1 unit per 1.5 acres
24	01828002	1.10	47,921.38	HDR	Urban	Sewer	5	1 unit per 1.5 acres	6	1 unit per 1.5 acres
25	01828003	0.35	15,315.70	HDR	Urban	Sewer	1	1 unit per 1.5 acres	2	1 unit per 1.5 acres
26	01828004	0.95	41,572.98	HDR	Urban	Sewer	4	1 unit per 1.5 acres	5	1 unit per 1.5 acres
27	01828006	1.79	77,996.97	HDR	Urban	Sewer	8	1 unit per 1.5 acres	10	1 unit per 1.5 acres
	<b>Total:</b>	<b>11.09</b>					<b>56</b>		<b>67</b>	

Daphnedale (Unincorporated Alturas)										
1	02206204	0.34	15,023.52	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
2	02206203	0.33	14,281.73	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
3	02206305	1.11	48,283.86	HDR	Urban	Water	5	80% of 6 units per acre	6	6 units per acre
4	02210101	0.89	38,756.20	HDR	Urban	Water	4	80% of 6 units per acre	5	6 units per acre
5	02210202	1.01	43,968.63	HDR	Urban	Water	4	80% of 6 units per acre	6	6 units per acre
6	02210408	0.84	36,387.55	HDR	Urban	Water	4	80% of 6 units per acre	5	6 units per acre
7	02210406	1.29	56,407.54	HDR	Urban	Water	6	80% of 6 units per acre	7	6 units per acre
8	02209402	0.37	16,145.88	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
9	02211101	2.14	93,369.21	HDR	Urban	Water	10	80% of 6 units per acre	12	6 units per acre
10	02210405	0.41	17,823.81	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
11	02210407	0.43	18,551.05	HDR	Urban	Water	2	80% of 6 units per acre	2	6 units per acre
12	02210102	0.89	38,893.55	HDR	Urban	Water	4	80% of 6 units per acre	5	6 units per acre
13	02207302	0.41	18,046.38	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
14	02207204	0.82	35,674.96	HDR	Urban	Water	3	80% of 6 units per acre	4	6 units per acre
15	02209403	0.42	18,447.17	HDR	Urban	Water	2	80% of 6 units per acre	2	6 units per acre
16	02208205	0.32	14,139.54	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
17	02208204	0.66	28,640.02	HDR	Urban	Water	3	80% of 6 units per acre	3	6 units per acre
18	02208306	0.32	14,048.74	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
19	02208203	0.33	14,500.82	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
20	02208307	0.42	18,273.94	HDR	Urban	Water	2	80% of 6 units per acre	1	6 units per acre
21	02208310	1.06	46,031.11	HDR	Urban	Water	5	80% of 6 units per acre	6	6 units per acre
22	02207308	0.96	41,655.92	HDR	Urban	Water	4	80% of 6 units per acre	5	6 units per acre
23	02207003	1.03	44,758.81	HDR	Urban	Water	4	80% of 6 units per acre	6	6 units per acre
24	02207306	0.88	38,404.05	HDR	Urban	Water	4	80% of 6 units per acre	5	6 units per acre
25	02203013	0.08	3,557.24	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
26	02203032	0.51	22,292.31	HDR	Urban	Water	2	80% of 6 units per acre	3	6 units per acre
<b>Total:</b>		<b>18.28</b>					<b>77</b>		<b>96</b>	

Cedarville							Water			
1	02714102	0.41	17,730.41	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
2	02718201	0.81	35,180.15	HDR	Urban	Water	3	80% of 6 units per acre	4	6 units per acre
3	02718108	0.20	8,829.19	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
4	02719201	0.60	26,199.65	HDR	Urban	Water	2	80% of 6 units per acre	3	6 units per acre
5	02718107	1.72	75,119.59	HDR	Urban	Water	8	80% of 6 units per acre	10	6 units per acre
6	02713112	0.33	14,522.93	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
7	02713111	0.34	14,673.51	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
8	02710104	0.41	17,808.26	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
9	02710110	0.20	8,764.92	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
10	02710108	0.20	8,923.12	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
11	02713212	0.30	13,014.17	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
12	02717011	0.17	7,341.11	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
13	02713213	0.60	26,238.30	HDR	Urban	Water	2	80% of 6 units per acre	3	6 units per acre
14	02724203	0.26	11,454.55	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
15	02724204	0.27	11,612.37	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
16	02724205	0.36	15,578.68	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
17	02715113	0.40	17,398.93	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
18	02713108	2.53	110,035.16	HDR	Urban	Water	12	80% of 6 units per acre	15	6 units per acre
19	02733001	0.95	41,247.01	HDR	Urban	Water	4	80% of 6 units per acre	5	6 units per acre
20	02732108	0.69	30,243.67	HDR	Urban	Water	3	80% of 6 units per acre	4	6 units per acre
21	02732007	0.15	6,382.98	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
22	02732111	0.46	20,026.53	HDR	Urban	Water	2	80% of 6 units per acre	2	6 units per acre
23	02718204	0.36	15,717.30	HDR	Urban	Water	2	80% of 6 units per acre	2	6 units per acre
24	02726108	0.97	42,092.31	HDR	Urban	Water	4	80% of 6 units per acre	5	6 units per acre
25	02724202	0.35	15,189.15	HDR	Urban	Water	1	80% of 6 units per acre	5	6 units per acre
26	02727112	0.35	15,423.75	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
27	02718206	0.20	8,724.57	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
28	02718211	0.20	8,639.92	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
29	02721232	0.21	9,174.85	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
30	02718208	0.40	17,533.02	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
31	02718111	0.35	15,042.59	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
32	02720222	0.68	29,678.08	HDR	Urban	Water	3	80% of 6 units per acre	4	6 units per acre
33	02718209	0.40	17,288.38	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
34	02721223	0.44	19,035.01	HDR	Urban	Water	2	80% of 6 units per acre	2	6 units per acre
35	02720207	0.28	12,396.28	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
36	02720218	0.28	12,324.98	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
37	02713110	0.34	14,692.12	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
38	02713204	1.19	51,696.68	HDR	Urban	Water	5	80% of 6 units per acre	7	6 units per acre
39	02706119	0.53	23,079.95	HDR	Urban	Water	2	80% of 6 units per acre	3	6 units per acre
40	02707030	0.23	9,873.55	HDR	Urban	Water	2	80% of 6 units per acre	1	6 units per acre
41	02713109	0.34	14,809.01	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
42	02711224	0.37	16,100.04	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
43	02709127	0.36	15,490.56	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
44	02711125	0.01	535.99	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
45	02709123	0.21	8,979.05	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
46	02709122	0.21	8,968.30	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
47	02706114	1.01	44,208.08	HDR	Urban	Water	1	80% of 6 units per acre	6	6 units per acre
48	02706205	0.61	26,762.02	HDR	Urban	Water	2	80% of 6 units per acre	3	6 units per acre
49	02706203	0.20	8,737.40	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
50	02705103	0.59	25,746.98	HDR	Urban	Water	2	80% of 6 units per acre	3	6 units per acre
51	02706207	0.40	17,609.29	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
52	02706120	1.22	53,114.28	HDR	Urban	Water	1	80% of 6 units per acre	7	6 units per acre
53	02706214	0.41	17,692.29	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
54	02706112	0.40	17,431.22	HDR	Urban	Water	1	80% of 6 units per acre	2	6 units per acre
55	02707029	0.59	25,685.63	HDR	Urban	Water	2	80% of 6 units per acre	3	6 units per acre
56	02703018	2.22	96,834.59	HDR	Urban	Water	10	80% of 6 units per acre	13	6 units per acre
57	02703035	0.09	3,788.52	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
58	02703036	0.08	3,678.59	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
59	03326020	0.20	8,563.95	HDR	Urban	Water	1	80% of 6 units per acre	1	6 units per acre
60	<b>Total:</b>	<b>29.63</b>					<b>112</b>		<b>166</b>	

	Category 3									
	Recreation									
63	Urban Full Sev									
64	Limited Dev. Pot.									
65	Cal Pines									
66	03631204	0.08	3644.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
67	03631205	0.08	3326.51	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
68	03631206	0.08	3316.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
69	03631207	0.08	3301.19	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
70	03631208	0.08	3408.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
71	03631209	0.08	3304.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
72	03631210	0.08	3346.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
73	03631211	0.09	3873.50	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
74	03631212	0.11	4681.33	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
75	03631213	0.08	3425.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
76	03632110	0.09	4095.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
77	03632111	0.08	3274.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
78	03632112	0.08	3512.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
79	03632113	0.08	3306.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
80	03632114	0.08	3358.33	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
81	03632115	0.07	3193.12	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
82	03632116	0.08	3630.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
83	03632117	0.08	3316.80	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
84	03632118	0.08	3656.18	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
85	03632119	0.11	4939.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
86	03632120	0.08	3291.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
87	03632121	0.08	3383.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
88	03632123	0.13	5823.06	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
89	03632125	0.09	3774.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
90	03632126	0.07	3239.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
91	03632127	0.08	3274.00	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
92	03633101	0.07	3195.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
93	03633103	0.07	3102.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
94	03633105	0.07	3175.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
95	03633201	0.07	3234.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
96	03633202	0.08	3494.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
97	03633203	0.08	3512.19	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
98	03633204	0.07	3222.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
99	03633205	0.07	3204.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
100	03633206	0.07	3145.83	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
101	03633207	0.07	3222.80	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
102	03633208	0.07	3180.70	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
103	03633209	0.08	3567.33	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
104	03633210	0.07	3151.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
105	03633211	0.08	3556.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
106	03633212	0.07	3098.70	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
107	03633213	0.07	3148.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
108	03633214	0.07	3024.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
109	03633215	0.07	3149.39	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
110	03633216	0.07	3081.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
111	03633217	0.08	3404.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
112	03633218	0.07	3077.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
113	03633219	0.08	3350.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
114	03633301	0.13	5799.02	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
115	03633302	0.08	3584.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
116	03633303	0.08	3298.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
117	03633304	0.08	3298.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
118	03633305	0.07	3238.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
119	03634101	0.07	3213.19	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
120	03634102	0.07	3171.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre

121	03634103	0.07	3168.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
122	03634104	0.07	3141.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
123	03634105	0.07	3168.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
124	03634106	0.07	3177.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
125	03634107	0.07	3189.35	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
126	03634108	0.07	3157.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
127	03634109	0.07	3115.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
128	03634110	0.07	3132.80	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
129	03634111	0.07	3161.41	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
130	03634112	0.07	3223.01	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
131	03634113	0.09	3826.25	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
132	03634114	0.09	3796.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
133	03634115	0.07	3091.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
134	03634116	0.07	3064.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
135	03634117	0.07	3088.64	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
136	03634118	0.07	3087.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
137	03634119	0.07	3098.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
138	03634120	0.07	3101.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
139	03634121	0.07	3184.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
140	03634201	0.07	3172.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
141	03634202	0.07	3198.81	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
142	03634203	0.07	3135.36	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
143	03634204	0.07	3086.64	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
144	03634205	0.07	3220.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
145	03634206	0.08	3539.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
146	03634207	0.08	3398.87	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
147	03634208	0.08	3346.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
148	03634209	0.07	3121.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
149	03634210	0.07	3101.89	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
150	03634211	0.07	3133.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
151	03634212	0.09	3923.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
152	03634213	0.07	3041.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
153	03634301	0.07	3076.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
154	03634302	0.07	3167.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
155	03634303	0.07	3083.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
156	03634304	0.07	3153.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
157	03634305	0.07	3213.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
158	03634306	0.07	3012.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
159	03634307	0.07	3227.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
160	03634308	0.07	3186.02	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
161	03634309	0.07	3236.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
162	03634310	0.07	3255.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
163	03634311	0.07	3022.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
164	03634314	0.08	3542.81	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
165	03634315	0.07	3162.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
166	03634316	0.07	3214.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
167	03634317	0.07	3164.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
168	03634318	0.07	3190.29	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
169	03634319	0.07	3154.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
170	03634320	0.09	3742.42	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
171	03634321	0.10	4278.94	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
172	03634322	0.09	3819.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
173	03634402	0.08	3415.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
174	03634403	0.11	4922.87	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
175	03634404	0.11	4890.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
176	03634405	0.07	3214.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
177	03634406	0.08	3348.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
178	03634407	0.08	3301.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
179	03635101	0.08	3687.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
180	03635102	0.08	3531.35	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
181	03635103	0.08	3461.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
182	03635104	0.08	3502.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
183	03635105	0.08	3688.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
184	03635106	0.07	3222.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
185	03635107	0.07	3191.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
186	03635108	0.07	3232.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
187	03635109	0.07	3190.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
188	03635110	0.08	3436.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
189	03635111	0.07	3264.19	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
190	03635112	0.07	3226.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre

191	03635113	0.07	3120.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
192	03635114	0.08	3352.05	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
193	03635201	0.08	3349.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
194	03635202	0.08	3294.68	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
195	03635203	0.07	3224.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
196	03635204	0.07	3218.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
197	03635205	0.07	3186.32	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
198	03635206	0.09	3731.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
199	03635207	0.08	3302.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
200	03635208	0.07	3143.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
201	03635209	0.07	3210.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
202	03635210	0.08	3345.00	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
203	03635211	0.08	3500.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
204	03635212	0.07	3191.64	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
205	03635213	0.08	3276.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
206	03635214	0.07	3266.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
207	03635215	0.08	3345.01	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
208	03635216	0.08	3282.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
209	03635301	0.10	4167.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
210	03635302	0.08	3322.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
211	03635303	0.08	3618.56	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
212	03635304	0.10	4229.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
213	03635305	0.09	3777.01	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
214	03635306	0.08	3535.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
215	03635307	0.09	3729.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
216	03635308	0.07	3031.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
217	03635309	0.08	3418.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
218	03635310	0.13	5733.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
219	03635311	0.10	4179.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
220	03635312	0.08	3575.80	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
221	03635313	0.07	3241.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
222	03635314	0.08	3274.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
223	03636101	0.07	3219.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
224	03636102	0.08	3352.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
225	03636103	0.07	3222.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
226	03636104	0.08	3306.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
227	03636105	0.08	3300.19	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
228	03636106	0.07	3222.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
229	03636107	0.07	3262.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
230	03636108	0.07	3212.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
231	03636109	0.07	3261.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
232	03636110	0.07	3209.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
233	03636113	0.09	3731.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
234	03636114	0.07	3150.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
235	03636115	0.07	3232.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
236	03636116	0.07	3116.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
237	03636117	0.07	3243.50	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
238	03636118	0.07	3224.51	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
239	03636119	0.07	3150.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
240	03636120	0.07	3227.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
241	03636122	0.11	4621.35	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
242	03636201	0.08	3462.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
243	03636202	0.08	3456.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
244	03636203	0.07	3229.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
245	03636204	0.08	3294.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
246	03636205	0.07	3229.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
247	03636206	0.08	3371.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
248	03636207	0.07	3232.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
249	03636208	0.07	3193.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
250	03636209	0.11	4894.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
251	03636210	0.09	3764.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
252	03636211	0.07	3171.00	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
253	03636212	0.07	3203.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
254	03636213	0.08	3296.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
255	03636214	0.07	3214.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
256	03636215	0.08	3287.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
257	03636216	0.07	3123.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
258	03636217	0.15	6690.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
259	03637101	0.08	3304.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
260	03637102	0.08	3342.94	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre

261	03637104	0.11	4984.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
262	03638102	0.08	3357.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
263	03638103	0.08	3341.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
264	03638104	0.08	3324.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
265	03638105	0.07	3213.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
266	03638106	0.08	3273.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
267	03638107	0.08	3350.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
268	03638108	0.07	3214.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
269	03638109	0.08	3404.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
270	03638110	0.08	3320.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
271	03638111	0.08	3286.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
272	03638112	0.08	3269.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
273	03638113	0.08	3383.82	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
274	03638114	0.07	3225.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
275	03638115	0.08	3320.45	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
276	03638116	0.08	3356.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
277	03638117	0.08	3369.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
278	03638118	0.08	3288.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
279	03638119	0.08	3330.32	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
280	03638120	0.08	3352.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
281	03638121	0.08	3294.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
282	03639102	0.07	3181.02	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
283	03639103	0.07	3148.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
284	03639104	0.07	3174.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
285	03639105	0.07	3069.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
286	03639106	0.07	3165.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
287	03639107	0.07	3092.82	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
288	03639108	0.07	3149.45	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
289	03639109	0.07	3081.06	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
290	03639110	0.07	3081.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
291	03639111	0.07	3126.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
292	03639112	0.07	3069.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
293	03639113	0.07	3110.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
294	03639114	0.07	3040.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
295	03639115	0.10	4262.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
296	03639116	0.08	3528.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
297	03639117	0.08	3485.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
298	03639118	0.07	3164.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
299	03639119	0.07	3162.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
300	03639120	0.07	3142.19	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
301	03639121	0.07	3178.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
302	03639122	0.07	3140.02	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
303	03639123	0.07	3201.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
304	03639125	0.07	3158.56	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
305	03639126	0.07	3146.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
306	03639128	0.07	2985.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
307	03640101	0.07	3188.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
308	03640102	0.07	3114.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
309	03640103	0.07	3187.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
310	03640104	0.07	3223.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
311	03640105	0.07	3158.29	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
312	03640106	0.07	3239.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
313	03640107	0.07	3119.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
314	03640108	0.07	3178.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
315	03640109	0.07	3208.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
316	03640110	0.07	3221.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
317	03640111	0.07	3177.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
318	03640112	0.09	4054.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
319	03640201	0.08	3511.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
320	03640203	0.07	3227.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
321	03640204	0.07	3139.35	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
322	03640205	0.07	3138.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
323	03640206	0.07	3182.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
324	03640207	0.07	3194.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
325	03640208	0.07	3179.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
326	03640209	0.07	3203.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
327	03640210	0.07	3124.02	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
328	03640211	0.10	4231.39	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
329	03640212	0.09	3894.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
330	03640213	0.08	3492.89	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre

331	03640214	0.08	3319.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
332	03640215	0.07	3245.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
333	03640216	0.07	3222.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
334	03640218	0.14	6158.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
335	03640219	0.13	5450.00	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
336	03640220	0.07	3215.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
337	03640221	0.14	6058.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
338	03641101	0.16	6932.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
339	03641107	0.16	7020.25	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
340	03641109	0.18	7673.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
341	03641110	0.29	12613.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
342	03641112	0.16	6979.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
343	03641113	0.16	7083.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
344	03641114	0.16	6892.94	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
345	03642102	0.26	11411.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
346	03643101	0.16	6776.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
347	03643102	0.15	6672.42	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
348	03643103	0.15	6693.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
349	03643104	0.16	6768.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
350	03643105	0.15	6655.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
351	03643106	0.16	6772.39	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
352	03643107	0.16	6822.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
353	03643108	0.15	6748.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
354	03643109	0.15	6678.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
355	03643110	0.15	6700.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
356	03643111	0.16	6770.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
357	03643112	0.14	5939.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
358	03643113	0.14	6307.68	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
359	03644101	0.13	5819.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
360	03644102	0.17	7603.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
361	03644103	0.15	6458.06	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
362	03644104	0.17	7586.89	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
363	03644106	0.22	9545.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
364	03644107	0.18	7935.50	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
365	03644108	0.21	9238.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
366	03644109	0.17	7562.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
367	03644110	0.15	6695.94	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
368	03901101	0.20	8706.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
369	03901102	0.20	8907.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
370	03901103	0.21	9281.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
371	03901105	0.25	11100.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
372	03901106	0.16	7152.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
373	03901107	0.16	6876.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
374	03901108	0.15	6555.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
375	03901110	0.21	9290.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
376	03902101	0.30	13088.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
377	03902102	0.14	5949.56	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
378	03902103	0.14	6180.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
379	03902104	0.15	6542.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
380	03902105	0.17	7603.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
381	03902106	0.19	8242.85	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
382	03902107	0.21	9328.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
383	03902108	0.24	10407.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
384	03902109	0.26	11423.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
385	03903102	0.18	7953.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
386	03903103	0.20	8785.39	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
387	03903104	0.23	9889.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
388	03903105	0.17	7387.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
389	03903106	0.24	10308.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
390	03903107	0.24	10375.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
391	03903108	0.15	6436.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
392	03903109	0.15	6340.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
393	03903201	0.15	6567.33	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
394	03903202	0.14	6282.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
395	03903203	0.16	6756.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
396	03903204	0.14	6203.01	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
397	03903205	0.14	6180.87	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
398	03903206	0.14	6225.45	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
399	03903207	0.14	6142.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
400	03903208	0.14	6217.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre

401	03903209	0.14	6289.51	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
402	03903210	0.14	6254.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
403	03903211	0.14	6117.25	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
404	03903212	0.14	6221.50	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
405	03903213	0.14	6182.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
406	03903214	0.15	6509.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
407	03903215	0.14	6149.94	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
408	03903216	0.14	6122.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
409	03903217	0.15	6492.56	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
410	03904102	0.21	8967.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
411	03904103	0.22	9737.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
412	03904104	0.25	10931.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
413	03904105	0.25	10723.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
414	03904107	0.23	9876.89	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
415	03904108	0.20	8651.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
416	03904109	0.17	7509.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
417	03904110	0.15	6391.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
418	03904111	0.15	6346.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
419	03904112	0.15	6509.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
420	03905101	0.16	6821.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
421	03905102	0.14	6026.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
422	03905103	0.14	5963.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
423	03905104	0.14	5983.26	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
424	03905105	0.14	5945.56	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
425	03905106	0.14	5916.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
426	03905107	0.14	5974.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
427	03905110	0.14	6149.56	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
428	03905111	0.14	6111.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
429	03905112	0.14	6072.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
430	03905113	0.14	6250.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
431	03905114	0.15	6433.02	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
432	03905115	0.15	6599.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
433	03905116	0.22	9688.36	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
434	03907101	0.14	5944.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
435	03907102	0.14	5990.45	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
436	03907103	0.13	5824.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
437	03907104	0.14	5960.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
438	03907105	0.14	6025.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
439	03907106	0.14	5931.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
440	03907107	0.14	5958.18	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
441	03907108	0.13	5852.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
442	03907109	0.14	6073.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
443	03907110	0.14	5943.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
444	03907111	0.21	9230.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
445	03907112	0.18	8014.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
446	03907113	0.14	6134.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
447	03907114	0.14	5926.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
448	03907115	0.14	6074.26	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
449	03907116	0.14	5975.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
450	03907117	0.14	6085.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
451	03907118	0.14	6050.00	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
452	03907119	0.14	5951.81	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
453	03907120	0.14	6013.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
454	03907121	0.14	6056.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
455	03908101	0.20	8689.85	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
456	03908102	0.14	6266.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
457	03908103	0.14	5923.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
458	03908104	0.14	5956.83	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
459	03908105	0.14	6080.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
460	03908106	0.13	5864.85	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
461	03908107	0.14	6035.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
462	03908108	0.14	6145.32	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
463	03908109	0.13	5878.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
464	03908110	0.14	6147.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
465	03908111	0.14	6053.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
466	03908112	0.14	6261.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
467	03908113	0.14	6217.70	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
468	03909101	0.21	9247.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
469	03909102	0.14	5942.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
470	03909103	0.14	6000.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre

471	03909104	0.14	5957.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
472	03909105	0.14	5902.82	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
473	03909106	0.14	6001.56	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
474	03909107	0.13	5841.35	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
475	03909108	0.14	5986.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
476	03909109	0.14	6002.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
477	03909111	0.14	6151.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
478	03909112	0.14	6020.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
479	03909114	0.14	5920.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
480	03909115	0.14	6052.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
481	03909116	0.14	5951.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
482	03909117	0.14	5918.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
483	03909118	0.14	6004.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
484	03909119	0.14	5924.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
485	03909120	0.14	5998.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
486	03909121	0.14	6126.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
487	03909122	0.28	12017.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
488	03910102	0.14	6009.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
489	03910103	0.14	6173.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
490	03910104	0.15	6386.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
491	03910105	0.15	6462.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
492	03910106	0.14	6215.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
493	03910107	0.14	6164.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
494	03910108	0.14	6207.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
495	03910203	0.14	6119.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
496	03910204	0.14	6213.35	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
497	03910205	0.14	6138.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
498	03910206	0.14	5980.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
499	03910207	0.14	6103.68	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
500	03910208	0.14	5902.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
501	03910209	0.14	6006.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
502	03910210	0.14	6180.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
503	03910212	0.14	6145.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
504	03910213	0.14	6261.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
505	03910214	0.14	6166.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
506	03910215	0.14	6014.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
507	03910216	0.14	6208.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
508	03911101	0.14	6094.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
509	03911102	0.13	5859.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
510	03911103	0.13	5716.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
511	03911104	0.13	5856.18	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
512	03911105	0.13	5712.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
513	03911106	0.13	5801.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
514	03911107	0.13	5799.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
515	03911108	0.13	5797.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
516	03911109	0.13	5731.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
517	03911110	0.13	5833.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
518	03911111	0.14	6118.25	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
519	03911112	0.20	8798.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
520	03911113	0.14	6261.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
521	03911114	0.13	5755.64	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
522	03911115	0.14	5923.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
523	03911116	0.14	5895.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
524	03911117	0.13	5801.50	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
525	03911118	0.14	5903.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
526	03911119	0.13	5810.12	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
527	03911120	0.14	5911.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
528	03911121	0.13	5725.02	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
529	03911122	0.14	5932.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
530	03911123	0.13	5734.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
531	03911125	0.14	5896.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
532	03912201	0.16	6846.01	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
533	03912202	0.15	6449.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
534	03912203	0.15	6566.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
535	03912204	0.15	6406.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
536	03912205	0.15	6453.56	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
537	03912206	0.15	6361.80	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
538	03912207	0.15	6478.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
539	03912208	0.15	6344.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
540	03912209	0.14	5933.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre

541	03913101	0.13	5859.64	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
542	03913102	0.14	5955.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
543	03913103	0.14	5887.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
544	03913104	0.13	5868.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
545	03913105	0.13	5785.89	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
546	03913107	0.13	5594.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
547	03913110	0.13	5878.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
548	03913115	0.16	6875.89	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
549	03913116	0.16	6958.00	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
550	03914101	0.24	10514.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
551	03914102	0.16	6953.81	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
552	03914103	0.14	6156.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
553	03914104	0.14	6087.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
554	03914105	0.14	6027.56	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
555	03914106	0.14	5944.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
556	03914107	0.14	6129.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
557	03914108	0.14	5975.80	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
558	03914109	0.14	5918.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
559	03914110	0.14	6029.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
560	03914111	0.17	7255.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
561	03914112	0.22	9407.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
562	03914113	0.16	6759.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
563	03914114	0.14	5948.80	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
564	03914115	0.14	6056.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
565	03914116	0.14	6059.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
566	03914117	0.14	6143.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
567	03914118	0.14	5994.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
568	03914119	0.14	6028.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
569	03914120	0.13	5835.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
570	03915102	0.14	5961.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
571	03915103	0.14	6158.19	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
572	03915104	0.15	6326.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
573	03915105	0.14	6192.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
574	03915106	0.15	6446.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
575	03915107	0.16	7109.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
576	03915108	0.14	6264.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
577	03915109	0.14	6142.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
578	03915110	0.14	6221.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
579	03915112	0.14	6134.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
580	03915113	0.14	6149.02	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
581	03915114	0.14	6192.42	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
582	03915115	0.14	6206.06	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
583	03915116	0.16	7015.41	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
584	03915117	0.15	6568.89	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
585	03915118	0.18	7867.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
586	03915119	0.16	6791.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
587	03915120	0.14	6177.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
588	03915121	0.14	6171.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
589	03915122	0.14	6200.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
590	03915123	0.15	6391.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
591	03915124	0.17	7597.70	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
592	03915125	0.23	9935.33	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
593	03915126	0.15	6549.68	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
594	03916101	0.18	7918.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
595	03916102	0.20	8916.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
596	03916103	0.16	6918.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
597	03916104	0.14	5910.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
598	03916105	0.14	5993.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
599	03916106	0.14	6035.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
600	03916107	0.14	5966.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
601	03916108	0.13	5879.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
602	03916109	0.14	6075.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
603	03916110	0.14	5933.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
604	03916111	0.13	5824.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
605	03916112	0.17	7225.35	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
606	03916113	0.17	7296.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
607	03916114	0.13	5865.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
608	03916115	0.13	5810.83	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
609	03916116	0.14	5885.42	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
610	03916117	0.13	5806.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre

611	03916118	0.14	5914.80	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
612	03916119	0.13	5851.70	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
613	03916120	0.14	5888.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
614	03916121	0.13	5861.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
615	03916122	0.13	5865.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
616	03916123	0.14	5901.12	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
617	03916124	0.14	6067.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
618	03916125	0.14	6167.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
619	03916126	0.15	6466.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
620	03916127	0.14	6141.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
621	03916128	0.14	6208.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
622	03917101	0.22	9512.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
623	03917102	0.18	7824.12	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
624	03917103	0.15	6378.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
625	03917104	0.13	5845.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
626	03917105	0.13	5637.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
627	03917106	0.13	5835.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
628	03917107	0.13	5726.12	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
629	03917108	0.13	5706.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
630	03917109	0.13	5836.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
631	03917111	0.13	5551.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
632	03917112	0.14	5909.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
633	03917113	0.13	5732.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
634	03917114	0.13	5788.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
635	03917115	0.13	5701.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
636	03917116	0.13	5730.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
637	03917117	0.15	6340.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
638	03917118	0.27	11652.51	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
639	03917119	0.15	6318.36	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
640	03917120	0.14	5945.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
641	03917121	0.14	5991.83	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
642	03917122	0.14	6018.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
643	03917123	0.14	6017.68	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
644	03917124	0.14	6096.94	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
645	03918101	0.14	6178.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
646	03918102	0.14	5975.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
647	03918103	0.14	5943.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
648	03918104	0.14	6092.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
649	03918105	0.14	5927.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
650	03918106	0.14	6020.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
651	03918107	0.14	6135.64	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
652	03918108	0.13	5853.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
653	03918109	0.15	6643.41	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
654	03918110	0.15	6673.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
655	03918111	0.15	6426.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
656	03918112	0.14	6102.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
657	03918113	0.14	5899.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
658	03918114	0.14	6067.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
659	03918115	0.14	6014.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
660	03918116	0.16	7104.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
661	03918117	0.16	6833.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
662	03918118	0.24	10257.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
663	03918119	0.15	6418.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
664	03918120	0.16	6789.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
665	03918121	0.14	6226.89	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
666	03918122	0.14	6283.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
667	03918123	0.14	6162.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
668	03918124	0.15	6331.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
669	03919101	0.15	6499.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
670	03919102	0.14	5994.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
671	03919103	0.14	6007.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
672	03919104	0.14	6078.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
673	03919105	0.14	5979.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
674	03919106	0.14	5926.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
675	03919107	0.14	6079.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
676	03919108	0.14	5983.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
677	03919109	0.14	6093.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
678	03919110	0.14	5970.56	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
679	03919111	0.15	6648.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
680	03919112	0.15	6682.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre

681	03921101	0.16	7163.01	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
682	03921102	0.16	6973.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
683	03921103	0.16	6916.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
684	03921104	0.16	6889.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
685	03921107	0.15	6734.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
686	03921108	0.15	6599.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
687	03921109	0.17	7399.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
688	03922101	7.25	315847.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	94	13 units per acre
689	03923101	0.15	6485.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
690	03923102	0.14	6297.85	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
691	03923103	0.14	6122.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
692	03923104	0.16	7098.80	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
693	03923105	0.15	6591.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
694	03923106	0.15	6658.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
695	03923107	0.16	6855.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
696	03923108	0.16	6855.88	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
697	03923109	0.15	6636.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
698	03923110	0.15	6372.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
699	03924101	0.16	6996.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
700	03924102	0.16	6979.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
701	03924103	0.14	6001.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
702	03924104	0.13	5862.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
703	03924105	0.14	6008.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
704	03924106	0.13	5833.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
705	03924107	0.13	5765.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
706	03924108	0.18	8023.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
707	03924109	0.21	9261.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
708	03924113	0.19	8492.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
709	03924114	0.19	8411.45	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
710	03924115	0.17	7323.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
711	03924116	0.17	7231.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
712	03924117	0.13	5878.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
713	03924118	0.14	6027.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
714	03924119	0.13	5867.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
715	03924120	0.14	6052.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
716	03924122	0.14	6009.12	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
717	03924123	0.14	6150.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
718	03924124	0.15	6390.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
719	03925101	0.27	11689.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
720	03925102	0.19	8451.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
721	03925103	0.16	6920.50	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
722	03925104	0.15	6462.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
723	03925105	0.14	5920.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
724	03925106	0.13	5847.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
725	03925107	0.13	5762.33	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
726	03925108	0.13	5788.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
727	03925109	0.13	5857.50	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
728	03925110	0.13	5794.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
729	03925111	0.13	5776.02	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
730	03925112	0.13	5769.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
731	03925113	0.13	5704.68	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
732	03925114	0.13	5858.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
733	03925115	0.13	5730.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
734	03925116	0.14	5918.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
735	03925119	0.18	7698.82	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
736	03925120	0.21	9232.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
737	03926101	0.14	6170.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
738	03926102	0.13	5854.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
739	03926103	0.14	5973.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
740	03926104	0.14	6005.12	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
741	03926105	0.14	6224.94	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
742	03926106	0.14	6089.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
743	03926107	0.14	6066.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
744	03926108	0.15	6594.94	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
745	03926109	0.18	7630.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
746	03926110	0.24	10488.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
747	03926113	0.17	7267.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
748	03926114	0.14	6246.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
749	03926115	0.16	6777.50	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
750	03926116	0.14	5950.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre

751	03926117	0.14	5978.12	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
752	03926118	0.13	5866.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
753	03926119	0.13	5812.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
754	03926120	0.13	5771.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
755	03926121	0.13	5843.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
756	03932108	0.17	7572.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
757	03932109	0.18	7733.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
758	03932110	0.18	7668.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
759	03932111	0.20	8739.82	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
760	03932113	0.17	7455.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
761	03932114	0.17	7516.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
762	03933101	0.17	7533.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
763	03933102	0.17	7522.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
764	03933103	0.17	7485.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
765	03933104	0.17	7485.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
766	03933105	0.17	7416.42	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
767	03933106	0.18	7770.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
768	03933107	0.20	8529.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
769	03933108	0.21	9015.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
770	03933109	0.47	20572.82	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	6	13 units per acre
771	03933110	0.24	10413.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
772	03933112	0.20	8537.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
773	03933113	0.18	7742.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
774	03933114	0.17	7622.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
775	03934101	0.19	8136.42	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
776	03934102	0.18	7810.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
777	03934103	0.17	7614.21	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
778	03934201	0.18	7745.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
779	03934202	0.17	7603.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
780	03934203	0.18	7791.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
781	03934204	0.18	7675.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
782	03934205	0.18	7744.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
783	03934206	0.18	7692.29	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
784	03934207	0.17	7580.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
785	03934209	0.17	7524.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
786	03934210	0.17	7576.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
787	03934211	0.17	7549.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
788	03934212	0.17	7450.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
789	03935101	0.16	6906.00	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
790	03935102	0.15	6728.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
791	03935103	0.14	6273.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
792	03935104	0.14	6027.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
793	03935105	0.14	6229.32	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
794	03935106	0.14	6199.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
795	03935107	0.14	6156.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
796	03935108	0.14	6126.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
797	03935109	0.14	6199.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
798	03935110	0.14	6005.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
799	03935111	0.14	6059.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
800	03935112	0.17	7273.51	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
801	03935113	0.14	6235.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
802	03935114	0.14	6142.85	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
803	03935115	0.14	6056.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
804	03935116	0.14	6231.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
805	03935117	0.14	6249.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
806	03935118	0.14	6121.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
807	03935119	0.17	7298.41	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
808	03935120	0.17	7373.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
809	03935121	0.14	5900.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
810	03935122	0.14	5936.33	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
811	03935123	0.13	5821.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
812	03936101	0.14	5903.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
813	03936102	0.14	5977.21	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
814	03936103	0.14	5916.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
815	03936104	0.13	5800.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
816	03936105	0.14	5952.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
817	03936106	0.13	5797.19	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
818	03936107	0.14	5892.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
819	03936108	0.14	6043.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
820	03936109	0.14	5889.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre

821	03936110	0.13	5869.42	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
822	03936112	0.14	5905.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
823	03936113	0.13	5865.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
824	03936114	0.14	5928.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
825	03936115	0.14	5917.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
826	03936116	0.14	5958.26	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
827	03936117	0.14	5941.88	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
828	03936118	0.14	5890.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
829	03936119	0.13	5874.06	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
830	03936120	0.14	6068.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
831	03936121	0.14	5959.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
832	03936122	0.13	5827.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
833	03936123	0.14	5985.85	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
834	03936124	0.14	5951.81	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
835	03936125	0.16	7087.01	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
836	03937101	0.14	6129.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
837	03937102	0.13	5837.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
838	03937103	0.14	5896.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
839	03937104	0.14	5959.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
840	03937106	0.14	5897.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
841	03937107	0.13	5860.32	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
842	03937108	0.14	6022.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
843	03937109	0.14	5899.39	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
844	03937110	0.13	5861.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
845	03937112	0.14	5923.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
846	03937113	0.14	6003.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
847	03937114	0.13	5803.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
848	03937115	0.14	5933.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
849	03937116	0.13	5877.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
850	03937117	0.13	5841.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
851	03937118	0.13	5787.70	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
852	03937119	0.14	5931.26	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
853	03937120	0.13	5835.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
854	03937121	0.14	5899.82	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
855	03937122	0.13	5765.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
856	03937123	0.14	5908.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
857	03937124	0.13	5874.45	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
858	03937125	0.14	5898.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
859	03937126	0.15	6463.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
860	03938101	0.27	11553.05	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
861	03938102	0.15	6542.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
862	03938103	0.14	6250.02	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
863	03938104	0.14	6182.88	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
864	03938105	0.14	5930.68	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
865	03938106	0.14	5929.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
866	03938107	0.14	5907.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
867	03938108	0.14	5958.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
868	03938109	0.14	6087.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
869	03938110	0.14	5989.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
870	03938111	0.14	6039.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
871	03938112	0.14	6067.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
872	03938113	0.14	5966.88	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
873	03939102	0.17	7213.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
874	03939103	0.17	7503.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
875	03939104	0.17	7467.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
876	03939105	0.17	7521.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
877	03939106	0.17	7399.29	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
878	03939107	0.19	8180.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
879	03939109	0.19	8353.87	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
880	03939110	0.19	8280.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
881	03939111	0.17	7573.82	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
882	03939112	0.17	7603.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
883	03939113	0.18	7989.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
884	03939114	0.18	7858.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
885	03939115	0.18	7845.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
886	03940101	0.14	6293.05	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
887	03940102	0.14	5903.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
888	03940103	0.14	6119.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
889	03940104	0.14	6167.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
890	03940105	0.17	7427.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre

891	03940106	0.17	7192.82	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
892	03940107	0.17	7262.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
893	03940108	0.17	7486.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
894	03940109	0.19	8396.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
895	03940110	0.16	6951.88	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
896	03940111	0.17	7484.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
897	03940112	0.14	6045.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
898	03940113	0.14	6017.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
899	03940114	0.15	6549.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
900	03941102	0.14	6279.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
901	03941103	0.14	6041.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
902	03941104	0.14	5929.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
903	03941105	0.14	5923.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
904	03941106	0.14	6007.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
905	03941107	0.14	5972.70	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
906	03941108	0.13	5874.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
907	03941109	0.15	6749.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
908	03941110	0.13	5615.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
909	03941111	0.14	6022.50	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
910	03941112	0.14	5966.35	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
911	03941113	0.14	5984.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
912	03941114	0.14	6078.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
913	03941115	0.14	6018.26	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
914	03941116	0.14	5988.01	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
915	03941117	0.14	6203.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
916	03941118	0.14	6019.21	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
917	03942101	0.14	6189.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
918	03942102	0.14	6077.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
919	03942103	0.14	6239.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
920	03942104	0.13	5868.21	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
921	03942105	0.14	6110.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
922	03942106	0.14	5992.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
923	03942107	0.14	6097.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
924	03942110	0.14	6043.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
925	03942111	0.14	6067.50	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
926	03942112	0.14	5999.42	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
927	03942113	0.15	6442.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
928	03942116	0.28	12103.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
929	03942201	0.14	6118.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
930	03942202	0.14	6100.02	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
931	03942203	0.14	6096.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
932	03942204	0.14	5971.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
933	03942205	0.21	8972.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
934	03942206	0.17	7220.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
935	03942207	0.19	8244.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
936	03942208	0.21	9304.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
937	03943101	0.15	6404.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
938	03943102	0.13	5788.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
939	03943103	0.13	5706.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
940	03943104	0.14	6300.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
941	03943105	0.14	6041.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
942	03943106	0.14	6242.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
943	03943107	0.17	7477.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
944	03943201	0.20	8784.89	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
945	03943202	0.19	8432.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
946	03943203	0.20	8545.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
947	03943204	0.20	8769.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
948	03943205	0.17	7478.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
949	03943206	0.18	7901.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
950	03943207	0.17	7288.32	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
951	03944101	0.14	6111.50	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
952	03944102	0.14	6303.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
953	03944103	0.14	6118.64	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
954	03944104	0.15	6330.41	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
955	03944105	0.14	6272.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
956	03944106	0.14	6249.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
957	03944107	0.14	6051.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
958	03944108	0.14	6162.29	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
959	03944109	0.14	6165.51	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
960	03944111	0.14	6116.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre

961	03944112	0.14	6220.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
962	03944113	0.14	6087.25	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
963	03944201	0.23	9987.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
964	03944202	0.20	8640.51	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
965	03944205	0.14	6150.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
966	03944206	0.14	6129.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
967	03944207	0.16	6858.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
968	03944209	0.17	7335.26	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
969	03944210	0.21	9289.87	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
970	03944211	0.27	11946.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
971	03944212	0.26	11324.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	3	13 units per acre
972	03945101	0.13	5708.41	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
973	03945102	0.14	5934.26	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
974	03945103	0.16	6842.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
975	03945104	0.14	6005.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
976	03945105	0.14	5974.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
977	03945106	0.14	5935.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
978	03945107	0.13	5719.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
979	03945201	0.18	7650.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
980	03945202	0.17	7415.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
981	03945203	0.17	7286.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
982	03945204	0.17	7512.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
983	03945205	0.17	7385.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
984	03946101	0.13	5665.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
985	03946102	0.14	6005.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
986	03946103	0.14	5950.51	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
987	03946104	0.14	5982.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
988	03946105	0.14	5920.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
989	03946106	0.14	5914.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
990	03946107	0.14	5952.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
991	03946108	0.14	5910.81	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
992	03946109	0.14	5940.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
993	03946110	0.14	5950.35	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
994	03946111	0.14	6042.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
995	03946112	0.13	5681.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
996	03946113	0.14	6136.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
997	03946201	0.35	15152.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
998	03946202	0.15	6446.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
999	03946203	0.14	6204.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
1000	03946204	0.14	6142.70	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
1001	03947101	0.14	5984.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
1002	03947104	0.16	6986.81	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
1003	03947105	0.20	8925.05	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
1004	03947106	0.13	5800.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
1005	03947201	0.14	6207.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
1006	03947202	0.19	8161.83	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
1007	03947301	0.16	7037.32	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
1008	03947302	0.17	7287.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
1009	03947303	0.18	7713.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
1010	03947304	0.17	7606.83	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
1011	03947305	0.19	8184.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
1012	03947306	0.20	8660.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
1013	03947307	0.19	8485.45	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
1014	03947308	0.20	8600.45	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
1015	03947309	0.19	8078.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
1016	03947310	0.17	7409.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
1017	03947311	0.17	7495.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
1018	03947312	0.14	6166.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
1019	04001215	0.34	14745.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	2	13 units per acre
1020	04001216	0.34	14906.41	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1021	04001217	0.39	17082.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1022	04001218	0.35	15347.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1023	04001219	0.34	14694.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1024	04001220	0.33	14546.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1025	04001221	0.34	14788.85	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1026	04001223	0.42	18208.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1027	04001224	0.35	15216.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1028	04001226	0.41	18036.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1029	04001227	0.34	14728.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1030	04001304	0.35	15074.45	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre

1031	04001305	0.34	14901.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1032	04002101	0.35	15076.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1033	04002102	0.35	15305.70	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1034	04002103	0.35	15117.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1035	04002104	0.35	15126.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1036	04002106	0.34	14998.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1037	04002107	0.34	14985.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1038	04002108	0.35	15089.19	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1039	04002109	0.35	15118.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1040	04002110	0.35	15079.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1041	04002201	0.45	19796.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1042	04002301	0.34	14866.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1043	04002302	0.34	14670.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1044	04002303	0.35	15378.94	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1045	04002304	0.34	14745.56	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1046	04002305	0.35	15356.81	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1047	04002307	0.35	15242.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1048	04002308	0.35	15382.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1049	04002310	0.35	15323.18	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1050	04002311	0.35	15131.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1051	04002312	0.35	15172.12	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1052	04002313	0.35	15052.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1053	04002314	0.35	15272.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1054	04002315	0.38	16408.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1055	04002316	0.36	15590.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1056	04002317	0.35	15083.83	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1057	04002318	0.38	16427.88	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1058	04002319	0.34	14825.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1059	04002320	0.34	14744.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1060	04002321	0.34	14667.29	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1061	04002322	0.34	14771.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1062	04002323	0.34	14888.41	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1063	04002324	0.33	14501.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1064	04002325	0.35	15135.36	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1065	04002326	0.34	14648.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1066	04002327	0.34	14617.36	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1067	04003102	0.35	15088.06	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1068	04003103	0.34	14967.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1069	04003104	0.34	15005.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1070	04003105	0.34	15003.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1071	04003107	0.37	16039.36	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1072	04003109	0.46	20200.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	6	13 units per acre
1073	04003110	0.46	19891.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1074	04003111	0.40	17258.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1075	04003202	0.34	15018.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1076	04003203	0.34	14718.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1077	04003204	0.34	14876.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1078	04003205	0.34	14810.50	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1079	04003206	0.34	14898.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1080	04003207	0.35	15263.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1081	04003208	0.35	15347.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1082	04003209	0.34	14881.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1083	04003210	0.34	14909.85	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1084	04003211	0.34	14774.89	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1085	04003301	0.34	14853.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1086	04003302	0.34	14681.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1087	04003303	0.34	14999.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1088	04003304	0.34	14897.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1089	04003305	0.35	15143.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1090	04003306	0.35	15124.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1091	04003308	0.35	15408.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1092	04003309	0.34	14719.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1093	04003310	0.34	14977.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1094	04003311	0.36	15483.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1095	04003312	0.40	17611.51	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1096	04003313	0.35	15110.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1097	04003314	0.35	15287.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1098	04003315	0.34	15000.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1099	04003316	0.34	14814.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1100	04004101	0.39	17084.19	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre

1101	04004102	0.39	16797.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1102	04004103	0.35	15174.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1103	04004104	0.35	15202.29	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1104	04004105	0.35	15137.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1105	04004106	0.43	18580.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1106	04004107	0.43	18547.50	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1107	04004108	0.34	15017.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1108	04004109	0.34	14742.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1109	04004111	0.35	15047.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1110	04004113	0.38	16645.39	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1111	04004114	0.35	15269.45	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1112	04004115	0.34	14984.87	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1113	04004116	0.35	15101.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1114	04004117	0.35	15219.29	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1115	04004118	0.35	15072.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1116	04004119	0.35	15331.94	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1117	04004120	0.35	15260.33	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1118	04004121	0.34	14981.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1119	04004122	0.41	18032.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1120	04004123	0.37	15899.88	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1121	04004124	0.34	14935.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1122	04004201	0.39	16775.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1123	04004202	0.34	15015.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1124	04004203	0.34	14746.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1125	04004204	0.34	14844.36	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1126	04004205	0.37	15977.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1127	04004206	0.39	16884.82	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1128	04004207	0.34	15021.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1129	04004208	0.35	15166.01	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1130	04004210	0.44	19132.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1131	04004211	0.43	18802.33	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1132	04004212	0.35	15197.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1133	04004213	0.41	17679.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1134	04004214	0.41	17861.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1135	04004215	0.40	17374.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1136	04005101	0.34	14848.18	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1137	04005102	0.35	15357.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1138	04005103	0.36	15481.41	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1139	04005104	0.36	15646.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1140	04005105	0.35	15228.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1141	04005106	0.36	15897.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1142	04005107	0.36	15784.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1143	04005108	0.48	20712.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	6	13 units per acre
1144	04005201	0.36	15721.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1145	04005202	0.36	15658.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1146	04005203	0.36	15546.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1147	04005204	0.38	16759.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1148	04005205	0.36	15763.26	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1149	04005206	0.37	16042.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1150	04005208	0.43	18539.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1151	04005209	0.42	18398.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1152	04005210	0.39	16807.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1153	04005211	0.36	15518.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1154	04005212	0.36	15505.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1155	04006201	0.38	16548.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1156	04006203	0.37	16052.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1157	04006204	0.39	17114.81	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1158	04006205	0.37	16176.39	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1159	04006206	0.40	17276.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1160	04007102	0.35	15029.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1161	04007103	0.34	14926.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1162	04007104	0.34	14956.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1163	04007105	0.40	17477.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1164	04007106	0.34	14824.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1165	04007108	0.35	15263.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1166	04007109	0.35	15414.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1167	04007110	0.40	17293.42	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1168	04007111	0.34	14846.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1169	04007112	0.35	15274.85	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1170	04007113	0.34	15020.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre

1171	04007114	0.35	15362.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1172	04007115	0.35	15434.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1173	04007116	0.37	16169.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1174	04007117	0.35	15352.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1175	04007119	0.34	14900.51	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1176	04007121	0.35	15197.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1177	04007122	0.34	14968.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1178	04007123	0.35	15071.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1179	04007201	0.42	18174.12	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1180	04007202	0.34	14853.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1181	04007203	0.34	14835.12	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1182	04007204	0.34	14819.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1183	04008101	0.33	14561.26	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1184	04008102	0.35	15328.12	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1185	04008103	0.33	14337.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1186	04008104	0.33	14414.36	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1187	04008105	0.33	14589.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1188	04008106	0.33	14374.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1189	04008107	0.34	14681.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1190	04008108	0.34	14595.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1191	04008201	0.34	14622.81	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1192	04008202	0.34	14722.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1193	04008203	0.34	14741.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1194	04008204	0.34	14795.81	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1195	04008205	0.34	14649.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1196	04008206	0.34	14637.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1197	04008207	0.33	14590.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1198	04008208	0.33	14329.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1199	04008209	0.33	14382.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1200	04008210	0.33	14374.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1201	04008211	0.34	14631.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1202	04008212	0.33	14568.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1203	04008213	0.33	14582.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1204	04008214	0.42	18088.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1205	04008215	0.35	15279.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1206	04008216	0.41	18064.21	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1207	04008217	0.34	14881.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1208	04008218	0.34	14811.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1209	04008219	0.37	15988.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1210	04008220	0.34	15023.70	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1211	04008221	0.33	14555.36	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1212	04008222	0.36	15880.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1213	04008223	0.34	14873.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1214	04008224	0.33	14501.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1215	04008225	0.34	14976.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1216	04008226	0.33	14246.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1217	04008227	0.36	15476.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1218	04008303	0.34	14906.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1219	04008304	0.34	14833.56	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1220	04009101	0.34	14948.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1221	04009102	0.34	14778.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1222	04009103	0.34	14852.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1223	04009105	0.44	19269.00	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1224	04009107	0.42	18174.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1225	04009108	0.42	18356.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1226	04009109	0.34	14761.83	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1227	04009110	0.33	14486.64	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1228	04009111	0.33	14515.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1229	04009113	0.34	14848.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1230	04009114	0.34	14931.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1231	04009115	0.34	14627.05	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1232	04009116	0.37	16216.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1233	04009117	0.44	18994.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1234	04009118	0.45	19493.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1235	04009119	0.42	18146.68	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1236	04010101	0.34	14931.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1237	04010102	0.42	18339.12	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1238	04010103	0.41	18049.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1239	04010104	0.34	14877.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1240	04010105	0.35	15226.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre

1241	04010106	0.34	14882.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1242	04010107	0.35	15265.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1243	04010108	0.35	15124.70	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1244	04010109	0.35	15056.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1245	04010110	0.35	15331.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1246	04010111	0.49	21429.29	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	6	13 units per acre
1247	04010112	0.39	16939.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1248	04010113	0.35	15151.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1249	04010114	0.35	15197.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1250	04010115	0.34	15015.85	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1251	04010116	0.34	14900.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1252	04010117	0.35	15170.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1253	04010118	0.34	14663.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1254	04010119	0.35	15085.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1255	04010120	0.34	14621.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1256	04010122	0.35	15247.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1257	04010123	0.35	15033.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1258	04010202	0.40	17383.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1259	04010203	0.35	15358.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1260	04010204	0.35	15298.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1261	04010205	0.35	15066.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1262	04010206	0.34	14995.29	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1263	04010207	0.35	15173.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1264	04010209	0.34	14748.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1265	04010210	0.34	14958.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1266	04010211	0.35	15302.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1267	04010212	0.49	21371.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1268	04010213	0.34	14857.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1269	04010214	0.34	14945.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1270	04010215	0.34	14747.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1271	04010216	0.35	15108.87	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1272	04010217	0.35	15028.39	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1273	04010218	0.34	14903.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1274	04010219	0.35	15115.42	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1275	04010220	0.38	16653.83	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1276	04010221	0.44	19154.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1277	04010222	0.34	14880.87	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1278	04011101	0.37	16073.88	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1279	04011102	0.37	16011.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1280	04011103	0.33	14505.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1281	04011104	0.46	20000.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1282	04011105	0.57	24761.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	7	13 units per acre
1283	04011106	0.39	16954.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1284	04011107	0.36	15647.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1285	04011108	0.35	15299.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1286	04011109	0.34	14828.21	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1287	04011110	0.34	14876.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1288	04011111	0.34	14727.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1289	04011112	0.34	14870.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1290	04011113	0.36	15640.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1291	04011115	0.34	14978.35	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1292	04011116	0.33	14511.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1293	04011117	0.34	14735.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1294	04011118	0.34	14685.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1295	04011119	0.34	14763.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1296	04011120	0.34	14885.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1297	04011121	0.38	16429.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1298	04012101	0.35	15249.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1299	04012105	0.35	15352.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1300	04012106	0.35	15278.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1301	04012107	0.42	18273.35	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1302	04012108	0.35	15092.94	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1303	04012109	0.35	15067.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1304	04012110	0.34	14876.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1305	04012201	0.35	15355.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1306	04012202	0.35	15029.35	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1307	04012203	0.35	15090.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1308	04012204	0.35	15151.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1309	04012205	0.34	14833.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1310	04012206	0.34	14918.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre

1311	04012207	0.35	15131.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1312	04012209	0.35	15316.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1313	04012210	0.34	14862.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1314	04012211	0.35	15108.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1315	04012212	0.39	17138.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1316	04012213	0.39	16980.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1317	04012215	0.34	14938.80	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1318	04012216	0.34	14743.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1319	04012217	0.39	16938.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1320	04012218	0.38	16672.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1321	04012219	0.44	19097.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1322	04012220	0.36	15531.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1323	04012221	0.41	17815.87	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1324	04012222	0.35	15290.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1325	04012223	0.35	15251.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1326	04012224	0.35	15441.39	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1327	04012225	0.35	15336.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1328	04012226	0.35	15261.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1329	04012227	0.35	15358.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1330	04013101	0.37	16332.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1331	04013102	0.38	16478.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1332	04013103	0.37	16285.82	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1333	04013104	0.38	16644.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1334	04013106	0.38	16506.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1335	04013201	0.35	15110.94	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1336	04013202	0.34	14856.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1337	04013203	0.34	14952.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1338	04013204	0.35	15416.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1339	04013205	0.35	15436.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1340	04013206	0.39	16854.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1341	04013207	0.38	16551.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1342	04013208	0.38	16386.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1343	04013209	0.38	16596.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1344	04013210	0.38	16502.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1345	04013211	0.37	16187.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1346	04013212	0.36	15691.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1347	04013213	0.36	15489.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1348	04013215	0.34	15001.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1349	04013216	0.34	14984.35	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1350	04013217	0.34	15001.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1351	04013218	0.34	14995.26	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1352	04013220	0.37	16248.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1353	04013221	0.40	17362.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1354	04013222	0.40	17390.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1355	04013223	0.37	16126.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1356	04013224	0.34	15014.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1357	04013225	0.34	14944.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1358	04013226	0.35	15155.81	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1359	04013301	0.34	14984.64	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1360	04013302	0.34	14931.94	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1361	04013303	0.35	15072.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1362	04013304	0.35	15094.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1363	04013305	0.34	14670.70	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1364	04013306	0.34	14767.80	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1365	04013307	0.33	14509.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1366	04013308	0.34	14771.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1367	04013401	0.34	14943.83	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1368	04013402	0.34	14757.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1369	04013403	0.34	15003.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1370	04013404	0.35	15064.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1371	04013405	0.34	14930.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1372	04013406	0.34	14989.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1373	04013407	0.34	14684.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1374	04013408	0.34	14993.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1375	04014101	0.34	14775.45	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1376	04014102	0.34	14879.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1377	04014103	0.34	14942.87	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1378	04014104	0.34	14720.39	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1379	04014105	0.34	14845.87	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1380	04014106	0.34	14847.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre

1381	04014107	0.34	14690.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1382	04014109	0.33	14469.81	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1383	04014110	0.34	14625.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1384	04014112	0.38	16365.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1385	04014113	0.37	16319.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1386	04014115	0.34	14722.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1387	04014116	0.34	14821.89	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1388	04014117	0.34	14602.05	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1389	04014118	0.34	14830.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1390	04014119	0.34	14705.05	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1391	04014120	0.34	14804.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1392	04014121	0.34	14710.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1393	04014122	0.33	14527.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1394	04014123	0.34	14745.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1395	04014124	0.33	14500.51	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1396	04014125	0.33	14171.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1397	04014201	0.32	14028.71	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1398	04014202	0.34	14898.83	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1399	04014203	0.34	14885.42	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1400	04014204	0.34	14805.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1401	04014205	0.34	14922.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1402	04014206	0.34	14810.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1403	04014207	0.34	14824.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1404	04014209	0.34	14832.83	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1405	04014210	0.34	14736.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1406	04014211	0.33	14586.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1407	04014212	0.34	14806.36	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1408	04014213	0.34	15001.29	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1409	04014214	0.43	18519.82	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1410	04014215	0.34	14779.02	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1411	04014216	0.33	14582.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1412	04014217	0.34	14739.19	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1413	04014218	0.34	14873.85	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1414	04014219	0.34	14802.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1415	04014220	0.34	14892.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1416	04014221	0.34	14730.39	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1417	04014222	0.34	14850.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1418	04014223	0.34	14745.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1419	04014224	0.34	14709.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1420	04014225	0.34	14862.01	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1421	04014226	0.31	13616.01	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1422	04015101	0.34	14775.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1423	04015102	0.34	14620.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1424	04015103	0.34	14788.64	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1425	04015104	0.34	14901.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1426	04015105	0.34	14675.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1427	04015106	0.34	14847.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1428	04015107	0.41	17830.01	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1429	04015108	0.34	14844.72	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1430	04015109	0.34	14852.05	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1431	04015110	0.34	14962.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1432	04015111	0.38	16378.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1433	04015112	0.41	17972.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1434	04015113	0.34	14963.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1435	04015114	0.34	14762.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1436	04015115	0.34	14965.21	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1437	04015116	0.34	14845.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1438	04015117	0.33	14573.35	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1439	04015118	0.34	14665.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1440	04015119	0.42	18319.41	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1441	04015120	0.35	15414.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1442	04015121	0.42	18198.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1443	04015122	0.34	14909.25	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1444	04015123	0.34	14731.02	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1445	04015124	0.35	15068.32	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1446	04015125	0.35	15070.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1447	04015126	0.34	14800.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1448	04015127	0.35	15048.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1449	04015201	0.34	14763.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1450	04015202	0.34	14980.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre

1451	4015203	0.35	15142.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1452	04015204	0.34	14871.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1453	04015205	0.34	14869.12	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1454	04015206	0.43	18698.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1455	04016101	0.34	14807.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1456	04016102	0.34	14873.41	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1457	04016103	0.34	14954.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1458	04016104	0.34	14746.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1459	04016105	0.34	14914.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1460	04016106	0.34	14743.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1461	04016108	0.34	14787.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1462	04016109	0.34	14650.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1463	04016110	0.36	15580.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1464	04016111	0.34	14921.51	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1465	04016112	0.35	15364.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1466	04016113	0.42	18407.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1467	04016114	0.34	15004.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1468	04016115	0.34	14825.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1469	04016116	0.34	14888.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1470	04016117	0.34	14984.51	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1471	04016118	0.34	14911.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1472	04016119	0.34	14814.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1473	04016201	0.34	14823.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1474	04016202	0.35	15046.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1475	04016203	0.34	14974.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1476	04016204	0.35	15134.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1477	04017101	0.33	14552.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1478	04017102	0.34	14930.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1479	04017103	0.34	14847.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1480	04017104	0.34	14894.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1481	04017105	0.51	22306.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	6	13 units per acre
1482	04017106	0.44	19099.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1483	04017107	0.52	22604.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	6	13 units per acre
1484	04017108	0.50	21936.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	6	13 units per acre
1485	04017109	0.33	14479.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1486	04017110	0.34	14680.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1487	04017112	0.34	14763.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1488	04017115	0.34	14765.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1489	04017116	0.34	14930.51	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1490	04017117	0.34	14785.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1491	04017118	0.34	14927.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1492	04017119	0.34	15002.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1493	04017120	0.34	14763.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1494	04017121	0.34	14944.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1495	04017122	0.37	15971.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1496	04017123	0.37	16200.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1497	04017124	0.43	18641.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1498	04017125	0.40	17483.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1499	04017126	0.45	19423.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1500	04017127	0.34	14606.11	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1501	04017128	0.34	14894.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1502	04017129	0.34	14682.08	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1503	04017130	0.34	14892.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1504	04017131	0.34	14960.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1505	04017132	0.34	14731.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1506	04017201	0.38	16555.63	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1507	04017202	0.34	14808.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1508	04017204	0.35	15119.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1509	04018101	0.44	19232.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1510	04018102	0.52	22784.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1511	04018103	0.35	15146.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1512	04018104	0.35	15122.00	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1513	04018105	0.34	15015.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1514	04018106	0.34	14866.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1515	04018107	0.35	15054.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1516	04018108	0.34	14961.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1517	04018109	0.35	15104.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1518	04018110	0.34	15005.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1519	04018111	0.35	15181.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1520	04018112	0.34	14926.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre

1521	04018113	0.48	20939.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	6	13 units per acre
1522	04018114	0.44	19340.78	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1523	04018115	0.47	20627.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	6	13 units per acre
1524	04018116	0.34	14957.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1525	04018117	0.35	15079.18	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1526	04018118	0.34	14927.26	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1527	04018119	0.34	14877.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1528	04018120	0.35	15067.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1529	04018121	0.34	14884.19	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1530	04018122	0.35	15070.83	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1531	04018123	0.34	14977.25	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1532	04018124	0.35	15038.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1533	04018125	0.35	15201.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1534	04018126	0.34	15015.81	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1535	04018127	0.47	20645.07	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	6	13 units per acre
1536	04018128	0.43	18674.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1537	04018129	0.47	20531.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	6	13 units per acre
1538	04018130	0.35	15208.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1539	04018131	0.35	15050.89	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1540	04018132	0.34	14897.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1541	04018133	0.34	14968.56	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1542	04018134	0.35	15073.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1543	04018135	0.35	15032.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1544	04018136	0.34	14781.18	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1545	04018137	0.34	14853.70	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1546	04018138	0.34	14929.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1547	04018139	0.34	14985.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1548	04018140	0.37	16244.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1549	04018141	0.58	25445.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	7	13 units per acre
1550	04018142	0.38	16630.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1551	04019101	0.38	16439.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1552	04019102	0.35	15386.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1553	04019103	0.35	15337.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1554	04019104	0.36	15769.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1555	04019105	0.37	16267.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1556	04019106	0.35	15093.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1557	04019107	0.35	15048.64	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1558	04019108	0.35	15318.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1559	04019109	0.36	15546.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1560	04019110	0.35	15190.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1561	04019111	0.34	15009.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1562	04019112	0.34	14998.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1563	04019113	0.35	15366.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1564	04019114	0.34	14954.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1565	04019201	0.37	15976.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1566	04019202	0.35	15149.01	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1567	04019203	0.35	15081.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1568	04019204	0.35	15281.30	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1569	04019205	0.35	15163.33	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1570	04020101	0.34	14995.80	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1571	04020102	0.35	15240.32	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1572	04020103	0.35	15274.50	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1573	04020104	0.35	15167.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1574	04020105	0.37	16207.06	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1575	04020106	0.37	15953.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1576	04020107	0.36	15546.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1577	04020108	0.35	15276.87	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1578	04020109	0.35	15222.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1579	04020110	0.34	14833.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1580	04020111	0.34	14833.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1581	04020112	0.34	14802.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1582	04020113	0.35	15191.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1583	04020114	0.36	15782.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1584	04020115	0.35	15072.85	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1585	04020116	0.35	15141.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1586	04020117	0.35	15176.56	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1587	04020118	0.34	14967.36	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1588	04020201	0.37	16099.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1589	04020202	0.36	15594.02	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1590	04020203	0.35	15397.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre

1591	04020204	0.40	17580.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1592	04020205	0.40	17487.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1593	04020206	0.37	16090.06	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1594	04020207	0.51	22419.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	6	13 units per acre
1595	04020208	0.65	28462.83	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	8	13 units per acre
1596	04020209	0.42	18300.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1597	04020210	0.36	15725.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1598	04020211	0.37	16025.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1599	04020212	0.35	15391.18	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1600	04020213	0.39	16799.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	5	13 units per acre
1601	04020214	0.52	22807.25	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	6	13 units per acre
1602	04020215	0.49	21298.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	6	13 units per acre
1603	04020216	0.35	15249.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1604	04020217	0.35	15134.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1605	04020218	0.34	14964.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1606	04020219	0.35	15074.81	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1607	04020221	0.36	15522.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1608	04020222	0.34	14633.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	4	13 units per acre
1609	04021101	1.20	52109.87	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	15	13 units per acre
1610	04021102	1.02	44529.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	15	13 units per acre
1611	04021104	1.01	43963.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1612	04021105	1.30	56701.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	16	13 units per acre
1613	04021106	1.10	47721.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	14	13 units per acre
1614	04021107	1.03	44891.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1615	04021108	1.03	44772.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1616	04021109	1.03	45018.52	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1617	04021110	0.97	42441.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	12	13 units per acre
1618	04021111	1.04	45404.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1619	04021112	1.03	44664.83	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1620	04021113	1.02	44352.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1621	04021114	1.03	44865.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1622	04021115	1.02	44603.40	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1623	04021116	1.03	45071.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1624	04021117	1.04	45138.80	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1625	04021118	1.01	44032.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1626	04021119	1.04	45491.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1627	04021120	1.03	44874.18	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1628	04021201	1.27	55257.55	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	16	13 units per acre
1629	04021202	1.03	44836.03	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1630	04021203	1.02	44494.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1631	04021204	1.02	44519.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1632	04021205	1.24	53996.05	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	16	13 units per acre
1633	04021206	1.03	44778.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1634	04021207	1.02	44614.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1635	04021208	1.04	45208.26	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1636	04021209	1.03	44905.68	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1637	04021210	1.04	45155.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1638	04021211	1.04	45488.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1639	04021212	1.03	44758.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1640	04021214	1.04	45443.37	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1641	04021215	1.03	44699.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1642	04021216	1.02	44642.88	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1643	04021217	1.01	44098.32	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1644	04021218	1.02	44502.34	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1645	04021219	1.01	44070.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1646	04021220	1.02	44222.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1647	04021221	1.02	44521.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1648	04021222	1.01	43899.68	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1649	04021223	1.02	44258.00	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1650	04021224	1.10	47808.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	14	13 units per acre
1651	04021225	1.02	44438.05	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1652	04021226	1.01	44102.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1653	04021227	1.02	44281.90	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1654	04022101	1.01	44093.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1655	04022102	0.99	43067.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	12	13 units per acre
1656	04022103	1.02	44545.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1657	04022104	1.22	53307.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	15	13 units per acre
1658	04022105	1.04	45170.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1659	04022106	1.06	46226.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1660	04022107	1.04	45220.33	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre

1661	04022108	1.06	46388.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1662	04022109	1.02	44577.49	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1663	04022110	1.01	44080.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1664	04022111	0.97	42195.54	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1665	04022112	1.02	44296.24	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1666	04022113	0.98	42635.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	12	13 units per acre
1667	04022114	1.05	45682.59	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1668	04022201	1.07	46750.41	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1669	04022203	1.03	45077.86	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1670	04022204	1.24	53938.43	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	16	13 units per acre
1671	04022205	1.03	44890.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1672	04022206	1.03	44948.53	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1673	04022207	1.03	44996.18	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1674	04022208	1.15	50271.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	15	13 units per acre
1675	04022209	1.85	80788.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	24	13 units per acre
1676	04022210	1.12	48923.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1677	04022211	1.31	57225.64	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1678	04022212	1.05	45733.18	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1679	04022213	1.21	52518.02	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	15	13 units per acre
1680	04022214	1.03	45082.42	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1681	04022215	1.04	45229.64	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1682	04022216	1.25	54323.50	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	16	13 units per acre
1683	04023102	0.99	43288.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	12	13 units per acre
1684	04023103	1.00	43397.39	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	12	13 units per acre
1685	04023104	0.98	42893.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	12	13 units per acre
1686	04023105	1.31	56883.45	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	6	13 units per acre
1687	04023106	1.65	72085.98	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	21	13 units per acre
1688	04023107	1.47	63856.41	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	19	13 units per acre
1689	04023201	1.26	54737.66	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	16	13 units per acre
1690	04023202	0.99	42955.61	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	12	13 units per acre
1691	04023204	1.04	45215.62	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1692	04023205	1.09	47371.09	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	14	13 units per acre
1693	04023206	1.25	54344.06	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	16	13 units per acre
1694	04023207	1.05	45702.05	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1695	04023208	1.03	45023.73	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1696	04023209	1.04	45482.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1697	04023210	1.04	45220.20	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1698	04023211	1.06	46058.93	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1699	04023212	1.05	45921.70	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1700	04023213	1.05	45538.77	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1701	04023214	1.06	46090.28	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1702	04023215	1.00	43752.87	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1703	04023216	1.01	44049.17	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1704	04023217	1.01	44077.58	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1705	04023218	1.02	44590.51	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1706	04023219	1.01	44095.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1707	04023220	1.01	43896.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1708	04023221	1.00	43665.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1709	04023222	1.02	44448.75	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1710	04023224	1.11	48373.26	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	14	13 units per acre
1711	04023225	1.03	45047.16	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1712	04023226	1.00	43574.06	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1713	04023227	0.99	43177.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	12	13 units per acre
1714	04023228	1.22	53029.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	15	13 units per acre
1715	04023301	1.64	71370.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	21	13 units per acre
1716	04023302	1.44	62706.13	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	1	13 units per acre
1717	04023303	1.03	44823.04	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1718	04023304	1.01	43910.74	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1719	04023307	1.02	44413.56	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1720	04023308	1.01	44130.19	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1721	04023309	1.25	54566.96	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	16	13 units per acre
1722	04024101	1.02	44315.10	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1723	04024102	1.01	44174.23	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1724	04024103	1.05	45556.79	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1725	04024104	1.04	45338.38	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1726	04024105	1.04	45120.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1727	04024106	1.03	45031.31	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1728	04024107	1.05	45693.99	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1729	04024108	1.34	58501.36	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	17	13 units per acre
1730	04024109	1.26	54674.89	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	16	13 units per acre

1731	04024110	1.02	44403.80	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1732	04024111	1.00	43726.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1733	04024112	1.01	43887.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1734	04024113	1.01	44056.60	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1735	04024114	1.02	44341.22	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1736	04024115	0.99	43182.67	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	12	13 units per acre
1737	04024116	0.99	43210.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	12	13 units per acre
1738	04024201	1.07	46704.12	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1739	04024202	1.05	45839.87	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1740	04024203	1.04	45135.48	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1741	04024204	1.03	44929.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1742	04024205	1.02	44477.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1743	04024206	1.01	44021.44	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1744	04024207	1.33	57729.95	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	17	13 units per acre
1745	04024208	1.14	49567.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	14	13 units per acre
1746	04024209	1.34	58421.84	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	17	13 units per acre
1747	04024210	1.02	44442.76	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1748	04024211	1.01	44064.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1749	04024212	1.02	44456.00	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1750	04024213	1.02	44355.92	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1751	04024214	1.03	44857.14	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1752	04024215	1.01	44100.46	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1753	04024301	1.19	51790.27	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	15	13 units per acre
1754	04024308	1.56	68048.06	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	20	13 units per acre
1755	04024401	1.32	57466.05	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	17	13 units per acre
1756	04024402	1.05	45547.91	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1757	04024403	1.05	45624.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1758	04024404	1.04	45360.94	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1759	04024405	1.04	45329.15	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1760	04024407	1.03	44984.69	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	13	13 units per acre
1761	04024408	1.64	71375.94	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	21	13 units per acre
1762	04025002	22.27	970180.57	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	78	13 units per acre
1763	04025003	6.60	287339.06	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	85	13 units per acre
1764	04025004	10.73	467581.05	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	139	13 units per acre
1765	04025005	15.03	654901.29	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	195	13 units per acre
1766	04025006	22.52	980897.97	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	292	13 units per acre
1767	04025007	17.39	757498.47	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	226	13 units per acre
1768	04025008	10.91	475234.65	HD Rec	HD Rec	Water/Sewer	1	1 unit per lot	141	13 units per acre
	<b>Total:</b>	<b>676.77</b>					<b>1703</b>		<b>6955</b>	

	<i>Category 4</i>									
	Communities									
	No Services									
	Canby									
1	01709029	0.07	2,969.12		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
2	01709008	0.18	7,895.24		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
3	01709058	0.18	7,989.69		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
4	01718020	0.10	4,193.64		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
5	01718019	0.05	2,335.19		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
6	01708037	1.48	64,290.96		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
7	01710033	0.07	3,134.19		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
8	01710008	0.14	6,151.91		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
9	01710004	0.24	10,396.62		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
10	01710035	0.11	4,788.32		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
11	01710028	0.11	4,584.69		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
12	01709069	0.14	6,057.67		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
13	01709065	0.24	10,423.47		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
14	01709026	0.15	6,355.07		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
15	01709067	0.64	27,816.61		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
16	01708013	0.06	2,777.67		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
17	01708014	0.07	3,040.87		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
18	01708010	0.12	5,410.00		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
19	01708020	0.12	5,178.99		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
20	01708009	0.09	4,064.41		Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
	<b>Total:</b>	<b>4.36</b>					<b>20</b>		<b>20</b>	

	<b>Davis Creek</b>									
1	02520023	1.03	45,011.33	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
	<b>Total:</b>	<b>1.03</b>					<b>1</b>		<b>1</b>	

Eagleville										
1	03406120	1.05	45,737.07	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
2	03406125	0.23	10,060.36	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
3	03406124	0.23	10,170.72	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
4	03410203	0.06	2,500.55	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
5	03410002	0.29	12,739.91	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
6	03410004	0.28	12,327.56	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
7	03410006	0.06	2,499.38	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
8	03410205	0.46	20,047.00	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
9	03407023	0.96	41,643.86	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
10	03406105	0.24	10,267.05	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
11	03406121	0.27	11,842.12	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
12	03410005	0.81	35,149.01	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
13	03406116	0.09	3,743.35	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
14	03406209	0.60	25,920.98	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
15	03406225	1.03	44,686.99	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
16	03406224	0.39	17,094.23	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
17	03406222	0.20	8,685.01	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
18	03406126	0.79	34,424.54	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
	<b>Total:</b>	<b>8.02</b>					<b>18</b>		<b>18</b>	

Fort Bidwell										
1	03108004	1.11	48,501.94	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
2	03108201	0.22	9,596.76	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
3	03108016	0.43	18,736.31	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
4	03111102	0.29	12,656.35	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
5	03110303	0.30	13,085.85	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
6	03110302	0.29	12,484.71	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
7	03110304	0.11	4,653.07	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
8	03114604	0.23	9,980.52	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
9	03114603	0.23	9,999.02	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
10	03114501	0.35	15,076.04	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
11	03114601	0.11	5,005.02	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
12	03114602	0.23	9,998.52	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
13	03114401	0.12	5,022.27	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
14	03114204	0.14	6,011.99	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
15	03114205	0.06	2,505.76	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
16	03114203	0.25	11,000.52	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
17	03110001	0.40	17,555.87	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
18	03114202	0.29	12,711.30	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
19	03114201	0.35	15,065.20	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
20	03109304	0.24	10,645.28	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
21	03113105	0.24	10,573.88	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
22	03113203	0.26	11,202.95	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
23	03113202	0.51	22,270.60	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
24	03109005	0.03	1,315.92	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
25	03113003	0.66	28,925.45	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
26	03109003	0.40	17,637.81	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
27	03109101	0.44	19,088.54	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
28	03108009	0.69	29,845.66	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
29	03107006	1.89	82,272.29	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
30	03106002	0.83	36,340.31	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
31	03106003	0.93	40,396.52	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
32	03106006	0.20	8,683.60	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
33	03107011	0.78	33,762.54	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
34	03107012	0.97	42,375.29	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
	<b>Total:</b>	<b>14.58</b>					<b>34</b>		<b>34</b>	

Lake City										
1	02616629	1.11	48,460.62	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
2	02615307	0.01	550.88	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
3	02615306	0.01	399.94	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
4	02615503	0.29	12,753.59	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
5	02615504	0.07	3,184.14	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
6	02615301	1.01	43,898.85	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
7	02615704	0.12	5,235.41	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
8	02614108	0.19	8,198.38	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
9	02614208	1.04	45,165.26	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
10	02614202	0.94	41,009.89	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
	<b>Total:</b>	<b>4.79</b>					<b>10</b>		<b>10</b>	

Lookout										
1	01209103	1.94	84,350.53	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
2	01207104	1.22	53,303.03	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
3	01207114	0.17	7,343.48	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
4	01207217	0.98	42,529.71	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
5	01206106	0.68	29,728.16	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
6	01207112	0.73	31,913.56	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
7	01206202	0.30	13,121.42	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
8	01205108	0.78	33,993.95	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
9	01205204	1.04	45,352.16	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
10	01205205	1.88	81,761.86	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
11	01206201	2.66	116,078.00	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
12	01206103	0.68	29,480.40	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
13	01206104	1.03	44,748.87	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
14	01205201	1.04	45,259.23	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
15	01205202	1.58	68,716.16	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
16	01205106	1.06	46,065.51	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
17	01207111	0.50	21,713.95	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
<b>Total:</b>		<b>18.26</b>					<b>17</b>		<b>17</b>	

New Pine Creek										
1	02404610	0.09	3,965.57	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
2	02404806	0.09	4,069.80	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
3	02404808	0.09	4,120.75	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
4	02404415	0.35	15,247.05	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
5	02404507	0.28	12,210.63	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
6	02404701	0.83	36,242.60	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
7	02403401	0.30	13,041.08	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
8	02404410	0.17	7,354.69	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
9	02404611	0.74	32,170.01	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
10	02404807	0.73	31,954.49	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
11	02404812	0.75	32,631.74	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
12	02404303	0.34	14,839.11	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
13	02404504	0.27	11,811.96	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
14	02404509	0.27	11,795.32	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
15	02404704	0.28	12,005.71	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
16	02404505	0.28	12,130.89	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
17	02404510	0.28	12,134.33	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
18	02418010	0.93	40,312.23	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
19	02403405	0.15	6,370.74	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
20	02403304	0.28	12,216.25	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
21	02403406	0.30	13,057.18	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
22	02403101	0.71	31,121.65	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
23	02403407	0.30	13,198.85	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
24	02403309	0.14	6,190.46	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
25	02403004	0.27	11,682.75	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
26	02403209	0.48	21,074.94	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
27	02403204	1.27	55,118.47	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
28	02403308	0.14	6,061.19	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
<b>Total:</b>		<b>11.11</b>					<b>28</b>		<b>28</b>	



70	01320208	1.42	61,858.77	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
71	01319522	1.51	65,703.67	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
72	01319521	1.46	63,769.40	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
73	01319520	1.46	63,476.40	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
74	01319517	1.51	65,577.57	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
75	01319516	1.47	64,137.82	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
76	01320407	1.43	62,499.50	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
77	01319515	1.46	63,770.61	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
78	01320406	1.45	62,966.56	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
79	01320501	1.48	64,292.93	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
80	01320515	1.49	64,756.47	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
81	01320514	1.43	62,377.65	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
82	01320513	1.45	63,026.53	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
83	01320511	1.46	63,699.77	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
84	01320304	1.49	65,021.76	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
	<b>Total:</b>	<b>123.36</b>					<b>84</b>		<b>84</b>	

	<b>Modoc</b>									
	<b>Recreation Estates</b>									
	<b>Other</b>									
1	02215218	0.16	7,060.71	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
2	02216405	2.07	90,301.96	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
3	02217003	0.20	8,511.12	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
4	02217017	0.11	4,831.88	HDR	Urban	No Services	1	1 unit per 1.5 acres	1	1 unit per 1.5 acres
	<b>Total:</b>	<b>2.54</b>					<b>4</b>		<b>4</b>	